



GRADE 1 AGRICULTURAL LAND FOR SALE VIA INFORMAL TENDER

**TENDER DATE:
12:00 17 DECEMBER 2025**

LAND NORTH EAST OF COMMON LANE, BANKS, PR9 8BY

An excellent opportunity to acquire a block of highly productive Grade 1 agricultural land, extending to approximately 23.89 acres or thereabouts, situated on the renowned fertile soils of The Mere, Banks.

The land comprises four well-proportioned fields located immediately to the rear of Harrisons Leisure Riverside Caravan Park, with direct access from Common Lane. This area is well regarded for its versatility and productivity, ideally suited to a wide range of arable and horticultural cropping.

The land is level and free-draining, having been well farmed and maintained in recent years, and benefits from established hedgerow and ditch boundaries.



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

WIGNALLS

Method of Sale

The land is offered for sale via Informal Tender.

Tenure

Freehold with vacant possession on completion.

Guide Price

Price on application.

Access

Access is found via a track leading north from Common Lane.

Local Authority

West Lancashire Borough Council

Nitrate Vulnerable Zones (NVZ)

The subject property is located in an NVZ.

Services

No mains services are connected.

Viewing

Viewings are to be undertaken during daylight hours with a copy of the sales particulars.

No vehicles should be taken onto the land and viewings should be with the authority of Wignalls Chartered Surveyors.

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

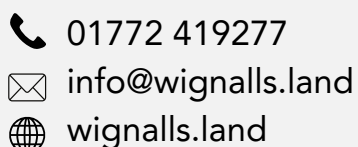
The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Enquiries

All enquiries should be directed to Tom Wignall by calling the office or emailing tom@wignalls.land.

Money Laundering Regulations Compliance

Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.



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WIGNALLS

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Chartered Surveyors, Planning
Consultants & Land Agents

INFORMAL TENDER RETURN FORM

23.89 acres of LAND OFF COMMON LANE, BANKS, PR9 8BY

**Subject to Contract
and Client Approval**

OFFER FORM

Please return by 12 noon, Wednesday 17th December 2025 to Wignalls Chartered Surveyors, 311 Hesketh Lane, Tarleton, Preston, PR4 6RJ.

1. APPLICANT DETAILS

Name:

Address:

.....

Landline:

Mobile:

Email:

2. PURCHASE OFFER FOR APPROXIMATELY 23.89 ACRES OF LAND OFF COMMON LANE, BANKS, PR9 8BY

a) Letting offer for the land.

£.....(figures)

£.....(words)

3. OFFER CONDITIONS

If the offer is subject to any particular conditions such as planning, survey or timescale please give full details (please supply detail via a separate document if necessary).

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4. PROPOSED USE.

Please provide brief details of intended use of the land.

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5. AGENTS DETAILS (if applicable)

Contact name

Address

.....

Landline number

Mobile number

Email

6. SOLICTORS DETAILS (to act on your behalf regarding the completion of sale)

Contact name

Address

.....

Landline number

Mobile number

Email

Signed **Date**

Print name

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On or before **12 noon Wednesday 17th December 2025**
(Envelope to be clearly marked "**LAND OFF COMMON LANE, BANKS, PR9 8BY**")

To be returned to:- **Wignalls Chartered Surveyors, 311 Hesketh Lane, Tarleton, Preston, PR4 6RJ.**

CONDITIONS OF PURCHASE TENDER

Purchase Offers should be submitted on the following basis: -

1. All offers should reach the Wignalls Chartered Surveyors office of 311 Hesketh Lane, Tarleton, Preston, PR4 6RJ by **Wednesday 17th December 2025 no later than 12.00 noon**. No late offers will be considered.
2. Offers should be made in writing on the attached form and submitted in a sealed envelope marked "**LAND OFF COMMON LANE, BANKS, PR9 8BY**" in the top left-hand corner to ensure that offer letters are not opened prematurely.
Email, Faxed or telephone bids will not be considered.
3. Offers must be for a precise sum of £ sterling, and it is advised that an odd figure is used to avoid the possibility of identical bids.
4. No offer will be considered if it is calculable by reference to another offer.
5. Offers will be made subject to contract and will be treated in the strictest of confidence.
6. Correspondence from a bank, building society, solicitor, accountant or other financial adviser should accompany your offer, confirming in detail the availability of funds to support the offer, together proposed use. Offers that are not accompanied by detailed and satisfactory financial status information may not be considered.
7. Letters of offer should include the full names and addresses (if applicable) of the proposed purchaser(s) together with the name and address of the solicitor who will be acting. If submitting an offer on behalf of a third party, the identity and address of that party must be given.
8. The Vendor reserves the right not to accept the highest nor indeed any offer submitted.
9. It is the responsibility of any intending offeror to satisfy himself/herself as to the basis upon which he/she makes an offer. The making of any offer for this land will be taken as an admission by the intending offeror that he/she has made all prudent enquiries and has relied solely on his/her own judgement.
10. Successful offerors will be notified as soon as possible.
11. No person in the employment of Wignalls Chartered Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this land nor is any such representation or warranty given whether by Wignalls Chartered Surveyors or the Vendor of this land.

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For questions/queries please contact:

Wignalls Chartered Surveyors, 311 Hesketh Lane, Tarleton, Preston, PR4 6AS

E info@wignalls.land • **t** 01772 419277