



**105 acres**  
**Prime Meadowland & Marsh**  
**at**  
**Stodday**  
**Lancaster**  
**LA2 0AG**  
**Guide £830,000 (as a whole)**  
**(for sale by informal tender)**

A rare opportunity to acquire a sizeable block of agricultural land in the North West of England. Genuine Grade 3 meadowland to include part marshland in the parish of Aldcliffe with Stodday in the district of Lancaster. Quietly located, good boundaries with mains water supply the land is restricted by covenant to agricultural use only. Offered for sale by informal tender with offers in writing to be received at the Sawley office no later than **12noon Wednesday 16<sup>th</sup> July 2025**. The land is sold freehold with vacant possession available on completion. Viewing available on request by permission of the selling agent.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

## Description

A quality and sizeable block of agricultural meadowland and part marshland on the outskirts of the hamlet of Stodday in Lancaster, North West of England. The land has the benefit of good access provisions with internal trackways and livestock handling facilities to accommodate modern farming practices and agricultural machinery. The land has a separately metered mains water supply, good boundary walls, fences and hedges all in stockproof condition both internally and externally. The land is split into several parcels shown on the boundary plan attached and has no public rights of way passing over it. The land is dissected by Aldcliffe Hall Lane, a bridal path and cycleway providing a definitive separation of the marshland from the meadowland.

Lot 1 - 80.35 acres meadowland (edged red)

Lot 2 - 24.28 acres marshland (edged blue)

## Tenure

The land is offered for sale freehold with vacant possession on completion. Currently occupied under a formal short term grazing and mowing agreement terminating by effluxion of time on or before 31<sup>st</sup> January 2026 or completion of sale whichever comes first.

## Rights of Way

The land has a legal deed of easement with National Grid for the overhead power lines and annual wayleave payment. Waterside Farm and adjoining properties have the benefit of a private sewer through the land.

## Sporting Rights

Lot 1 sporting and shooting rights are transferred with the sale.

Lot 2 shooting rights over the marshland are owned by Morecambe Bay Wildfowlers Association.

## Restrictive Covenants

A restrictive covenant contained within the deeds to the land from the previous owners states the land can only be used for agricultural purposes with no permanent buildings other than agricultural structures for agricultural use and provided that they are not visible from Waterside Farm.

## Method of Sale

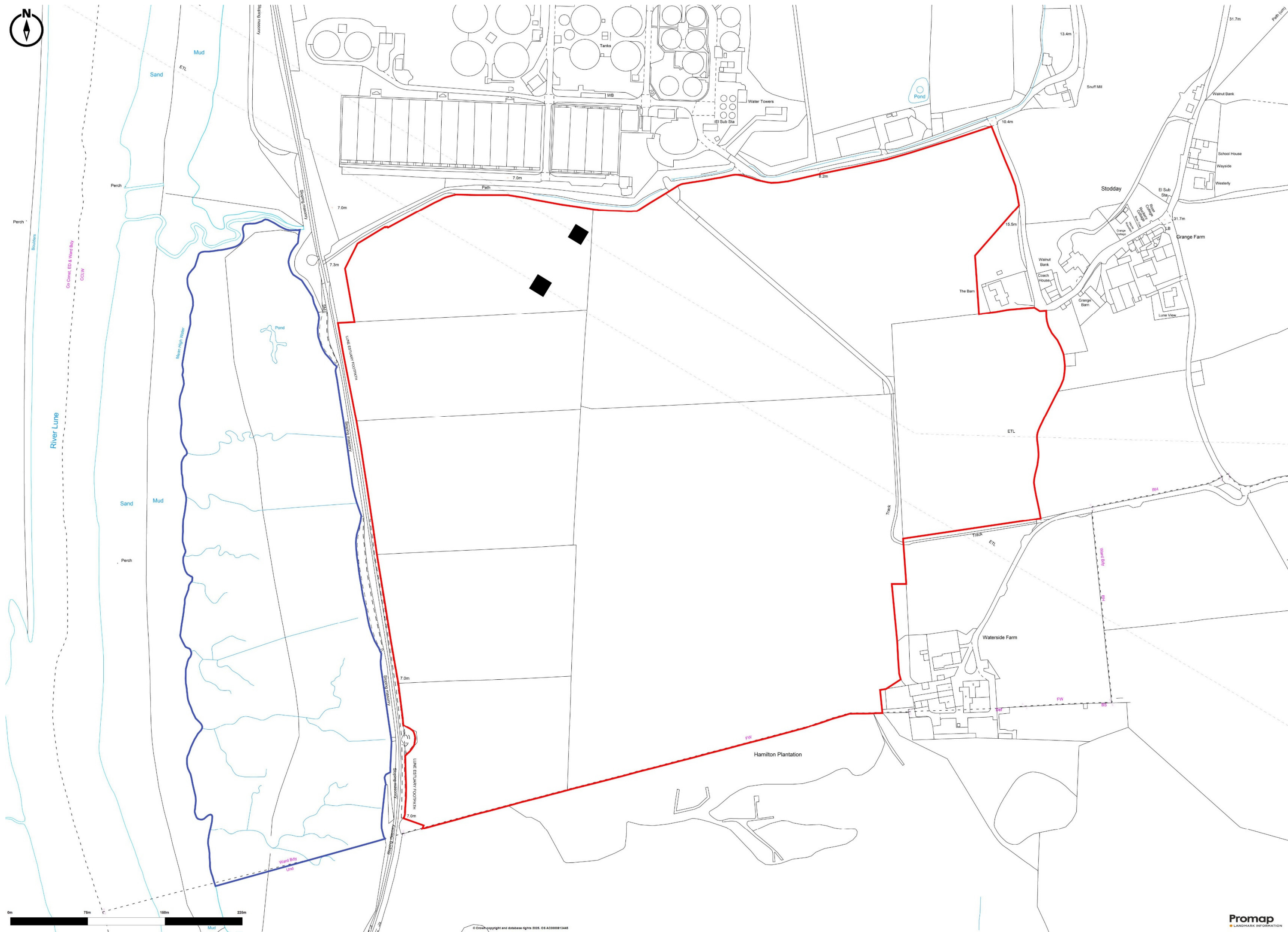
To be sold by informal tender. Offers in writing to be made using the attached tender form no later than 12noon on 16<sup>th</sup> July 2025 with supporting proof of funds clearly marked 'Tender Land at Stodday' addressed to Richard Turner and Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, Lancashire BB7 4LH.

**Please Note** Lot 1 will not be sold prior to the exchange of Lot 2 unless sold as a whole.

**W3W Location** ///pictured.animator.vegetable







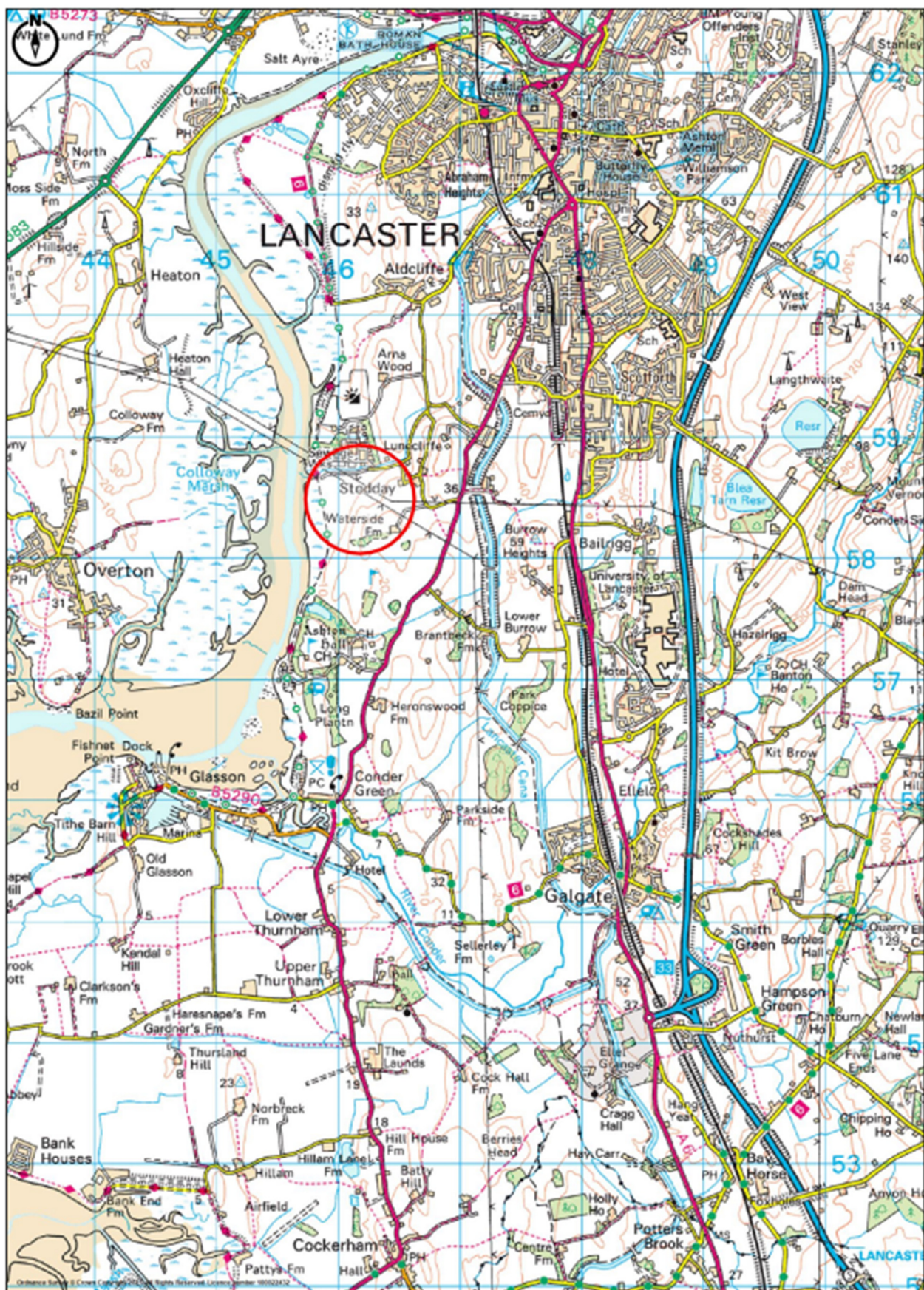


Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search



**MISREPRESENTATION ACT 1967:**

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**Promap**  
 LANDMARK INFORMATION

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 Licence number 100022432  
 Plotted Scale - 1:50000. Paper Size - A4

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