



Land at Part Tanners Farm, Mellor

Available as a whole or in 5 Lots

Tender Deadline
12 noon Wednesday 8th of July 2026

Land at Part Tanners Farm
Mellor, Blackburn, Lancashire

INGHAM & YORKE



Description

Part Tanners Farm presents an exciting and rare opportunity to acquire a substantial block of productive grassland, located between the villages of Mellor and Ramsgreave, within the Ribble Valley, and on the edge of Blackburn.

The land extends to 49.27 acres (19.94 hectares) or thereabouts and is available for sale with vacant possession as a whole, or in 5 individual lots, as shown on the plan attached to these particulars.

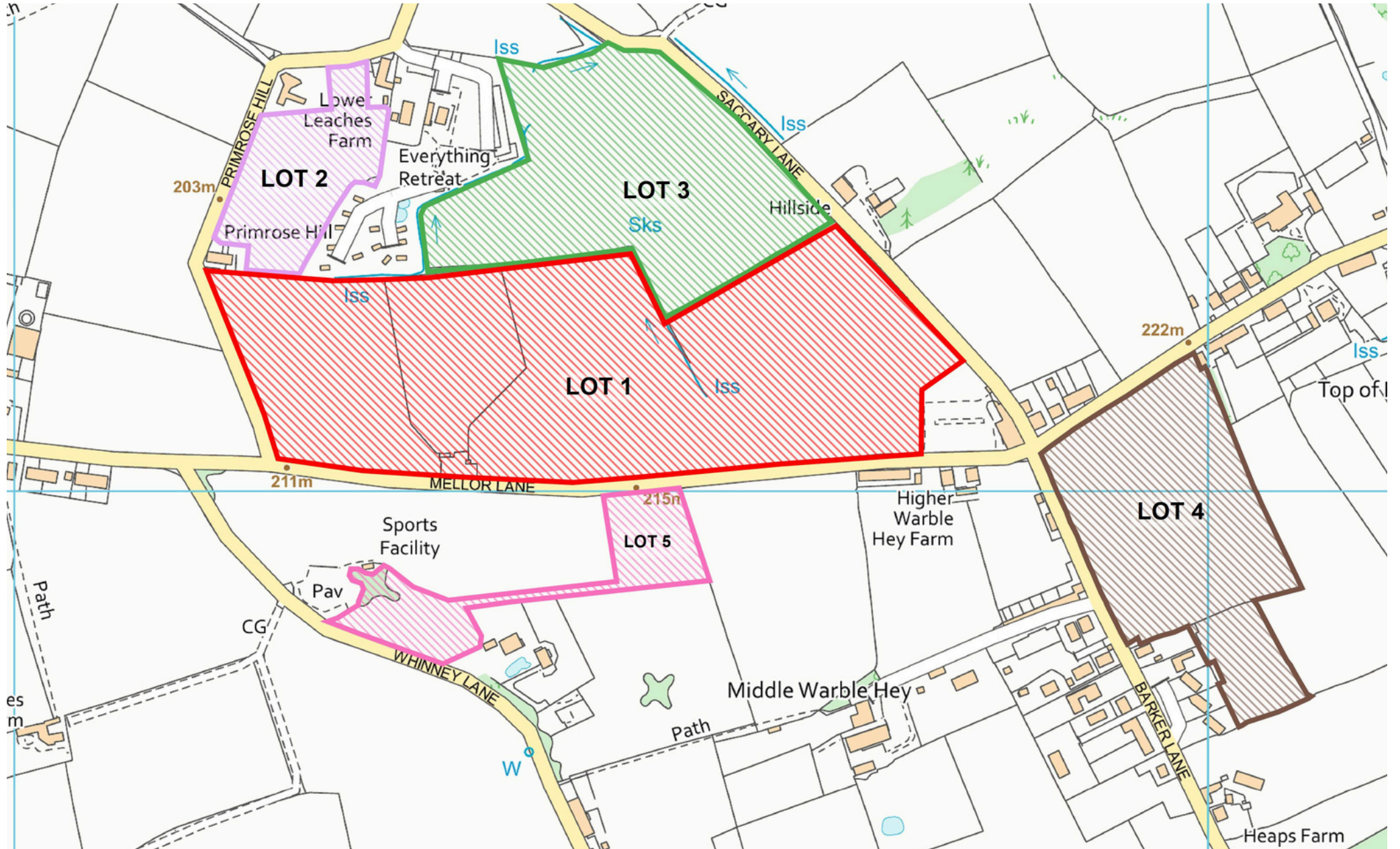
The parcels comprise of Grade 4 agricultural land as classified by the Agricultural Land Classification (ALC) and has historically been used for livestock grazing; however, it is also suited to a range of alternative uses (subject to necessary consents). The land offers great flexibility to a wide variety of purchasers including neighbouring landowners, farmers, equestrian users and amenity buyers.

The land is conveniently located just a short distance away from the A59 and within close distance of the wider M6 and M65 motorway network, ensuring excellent connectivity to the surrounding region.

Each of the individual lots benefit from vehicular access from the adjoining highways. This sale presents an extremely rare opportunity to purchase a large area of productive land in a sought-after location.

	Acres	Hectares	Guide Price
LOT 1	23.33	9.44	£235,000
LOT 2	3.43	1.39	£40,000
LOT 3	10.63	4.30	£110,000
LOT 4	8.87	3.59	£90,000
LOT 5	3.01	1.22	£35,000
WHOLE	49.27	19.94	£510,000

PLAN



LOT 1

- Guide Price: £235,000
- Single block of land split into 2 field parcels and extending to 9.44 hectares (23.33 acres) or thereabouts
- Productive grassland suited to agriculture as well as other equestrian and amenity uses
- Direct gated access at 3 locations off Mellor Lane
- Mains water connection
- What3Words - [///active.shaped.snacks](https://www.what3words.com/active.shaped.snacks)



LOT 2

- Guide Price: £40,000
- Single parcel of productive grassland land extending to 1.39 hectares (3.43 acres) or thereabouts
- Suited to agricultural, equestrian and amenity uses
- Access to the field gained via Primrose Hill
- Mains water connection
- What3Words - [///kite.cloth.event](https://www.what3words.com/kite.cloth.event)



LOT 3

- Guide Price: £110,000
- Single parcel of productive grassland extending to 4.30 hectares (10.63 acres) or thereabouts
- Suitable for agricultural, equestrian and amenity uses
- Direct gated access off Saccary Lane
- What3Words - ///gravy.storms.ground



LOT 4

- Guide Price: £90,000
- Single parcel of productive grassland extending to 3.59 hectares (8.87 acres) or thereabouts
- Suitable for agricultural, equestrian and amenity uses
- Direct gated access off Ramsgreave Road
- What3Words - [///wipe.calculating.remedy](https://www.what3words.com////wipe.calculating.remedy)



LOT 5

- Guide Price: £35,000
- Single parcel of pastureland land and small parcel of woodland extending to 1.22 hectares (3.01 acres) or thereabouts
- Suitable for grazing as well as other agricultural, equestrian and amenity uses.
- Direct gated access off Mellor Lane and Whinney Lane
- Mains water supply available
- What3Words - [///expert.adopt.saves](https://www.what3words.com/expert.adopt.saves) and [///jolly.lived.slip](https://www.what3words.com/jolly.lived.slip)



Background Information

Access, Easements and Wayleaves: The land is sold subject to and with the benefit of all existing rights of way (public and private), light, support of drainage, telephone, electricity supplies (where available) and other rights and obligations, easements, quasi-agreements, restrictive covenants and all existing proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other planning schemes to the Local Authority whether referred to in these particulars or not.

It is understood that there is a septic tank located in Lot 2 which serves neighbouring properties.

Agricultural Subsidies, Grants and Stewardship: It is understood that the land is not subject to any subsidies, grants or stewardship schemes.

Boundaries and fencing obligations: Purchasers are to satisfy themselves of the condition of boundaries and fencing obligations. Where known, boundary responsibilities are denoted with an inward facing 'T' mark.

Health and Safety: Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the land. Do not climb gates or fences. Do not enter any field with livestock present. Do not enter neighbouring fields.

Local Authority: Ribble Valley Borough Council, Clitheroe BB7 2RA. Tel: 01200 425111

Method of Sale: The property is for sale by Informal Tender and the vendor reserves the right to alter the order of sale, amalgamate or divide the lots or withdraw the whole or any part of the property in these particulars at any point in time. They also reserve the right not to accept the highest or any tender received. Prospective purchasers should make their own decision as to the amount of their bid, either for individual lots, or for the whole. The Guide Price figures are for guidance only. Interested purchasers should complete the tender form attached to these particulars and return to Ingham & Yorke, Brookside Barn, Downham, Clitheroe, BB7 4BP in a plain envelope clearly marked 'Land at Part Tanners Farm' by 12 noon Wednesday 8th of July 2026.

Money laundering regulations and compliance: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 state Ingham and Yorke LLP are required to undertake due diligence checks on prospective purchasers prior to any offer being accepted. Any prospective purchasers looking to offer on the property will be required to provide photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) with their tender.

Overage: Land at Part Tanners Farm is offered for sale in lots or as a whole subject to an Overage Provision requiring that the land should be used for agriculture and equestrian uses only. The Overage Provision will provide that in the event of any other development (as defined by the Town & Country Planning Act 1990), including forestry works on the land, the purchasers (or their successors in title) shall be liable to pay the vendors (or their successors in title) a sum equivalent to 25% of any increase in value occurring as a result of any change of use. The Overage Provision will remain in place for a period of 20-years from the date of completion.

Plans, areas and schedules: Plans provided in these particulars are based on Ordnance Survey, Promap and Land Registry digital mapping. Information is provided for reference purposes only. The purchaser must satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale nor entitle any party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Planning: The land was submitted as part of the Ribble 'Call for Sites' exercises 2025 (CSS46, CFS48, CFS49)

Services: Please note that no services (if present) have been tested by Ingham & Yorke LLP. It is the responsibility of the purchaser to satisfy themselves as to the presence and working condition.

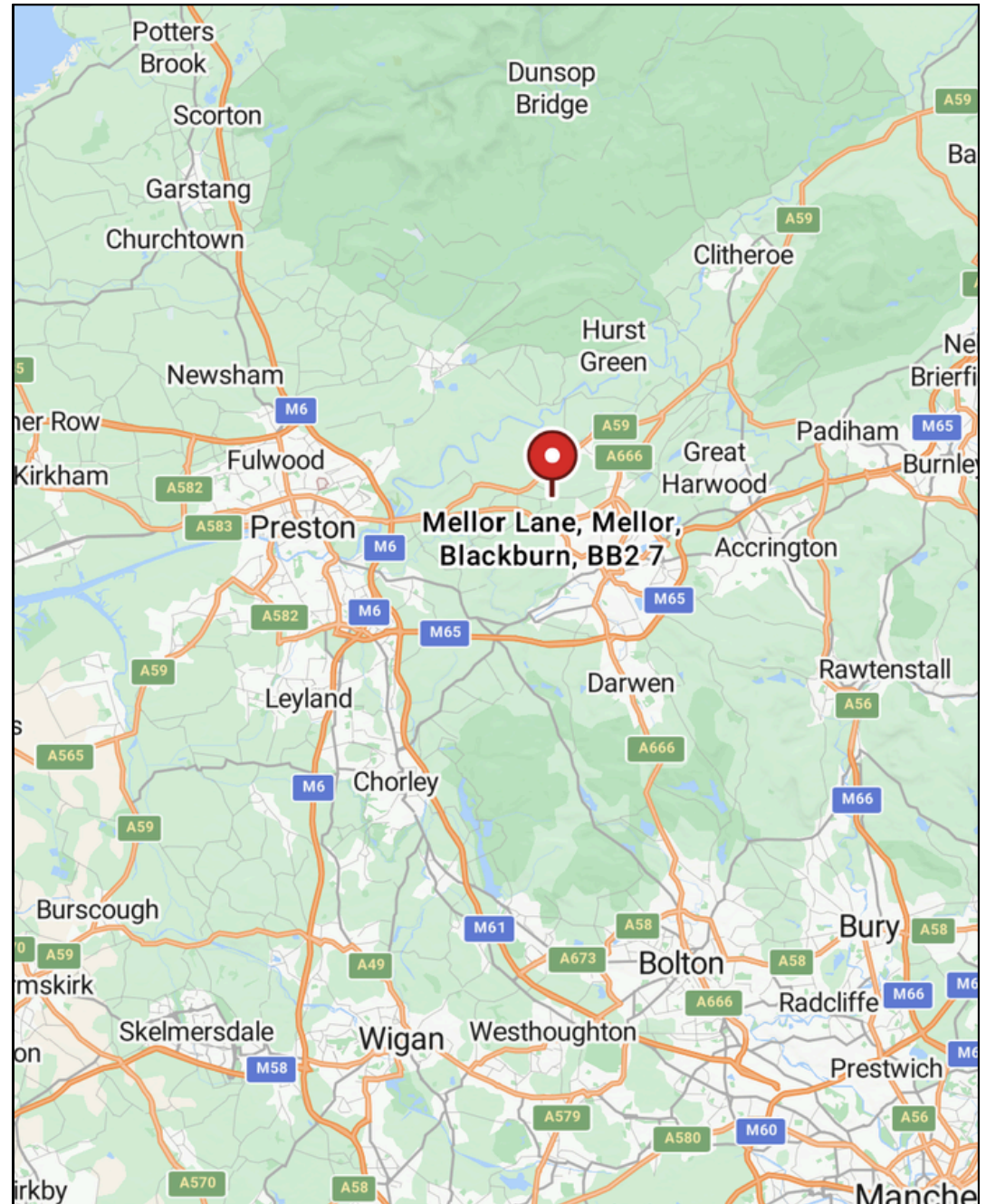
Title & Tenure: The property is for sale freehold with vacant possession upon completion.

Viewings: These are authorised on foot during daylight hours with a copy of these particulars to hand. Access by vehicles is strictly prohibited and the health and safety procedures outlined above should be adhered to at all times.

Subject to Contract. Photos taken March 2026



Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that: All descriptions, plans, dimensions, references to condition, 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 purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.





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