




Land at Mosser, Cockermouth, Cumbria For Sale by Public Auction



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- 136.17 Acres (55.10 Ha) or thereabouts of permanent pasture land
- For sale by Public Auction in up to four Lots at 2pm on 11th November 2024 at Ullock Village Hall CA14 4TP

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land at Mosser offers a rare opportunity to purchase various blocks of agricultural land located close to the market town of Cockermouth.

The land will be of interest to farmers looking to expand their existing landholding; anyone with amenity, environmental or smallholding interests; people with equine interests and also those looking at alternative land uses.

Directions

Please see the location and sale plans within these particulars. The location of the land will be identified by way of a PFK sale board.

What3Words:

Lot 1 – Dabbling. Addicted. Obstruction

Lot 2 – Appetite. Foreheads. Watching

Lot 3 - Perplexed.Blink.Attending

Lot 4 – Supposes. Corn. Baseballs

The Land

Lot 1

Lot 1 extends to approximately 22.41 acres (9.07 hectares) or thereabouts of grazing land, which is bounded by a mix of post and wire fences and mature hedgerows.

The land benefits from roadside access and has a natural water supply.



The land comprises good grazing land although there are some areas which lie wetter than others. Located within parcel 2 is a large pond offering habitat for a wide variety of wildlife.

The land lies at approximately 120 metres above mean sea level and is classified as Disadvantaged and is Grade 3 under the former MAFF Land Classification System.

Schedule of Acreages - Lot 1

Field Parcel No.	Hectares	Acres
2	3.90	9.64
11	3.55	8.76
15	1.62	4.01
Total	9.07	22.41



Lot 2

Lot 2 extends to approximately 2.76 acres (1.12 hectares) or thereabouts and comprises a single parcel of grazing and mowing land, which is bounded by a mix of post and wire fences and mature hedgerows.

The land benefits from access off a fell road leading from Mosser to Low Lorton, has a natural water supply and would lend itself to equine or smallholding use.

The land lies at between 130 and 140 metres above mean sea level and is classified as Disadvantaged and is Grade 4 under the former MAFF Land Classification System.

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Schedule of Acreages - Lot 2

Field Parcel No.	Hectares	Acres
21	1.12	2.76
Total	1.12	2.76



Lot 3

Lot 3 extends to approximately 24.02 acres (9.71 hectares) or thereabouts of mainly good grazing land which is bounded by a mix of post and wire fences and mature hedgerows. The land benefits from a natural water supply and is accessed via gates off a fell road leading from Mosser to Low Lorton. This block of land is varied in nature from good grazing land, to a wooded gill which offers shelter and a varied habitat for wildlife.



The land lies at between 140 metres – 170 metres above mean sea level, it is classified as Severely Disadvantaged and falls within Grade 4 under the former MAFF Land Classification System.

Schedule of Acreages - Lot 3

Field Parcel No.	Hectares	Acres
324	0.94	2.32
325A	0.45	1.12
325	1.89	4.68
326	0.19	0.48
319	3.75	9.26
318	2.49	6.16
Total	9.71	24.02

Lot 4

Lot 4 extends to approximately 86.98 acres (35.20 hectares) or thereabouts and forms a large fell allotment which benefits from some wooden sheep handling pens. The land is bounded in the majority by post and wire fences. Lot 4 has a natural water supply via two natural springs which are believed never to have dried up. The block benefits from access from the fell road leading from Mosser to Low Lorton.



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The land rises up from 210 metres above mean sea level to the highest point being 306 metres above mean sea level. The land is classified as Severely Disadvantaged and falls within the moorland area. The land is classified as Grade 5 under the former MAFF Land Classification System.

Schedule of Acreages - Lot 4

Field Parcel No.	Hectares	Acres
222	27.68	68.40
223	7.52	18.58
Total	35.20	86.98

General Remarks, Reservations & Stipulations

Method of Sale

The land at Mosser is to be offered for sale by Public Auction in up to four lots on 11th November 2024 at 2pm at Ullock Village Hall CA14 4TP

The Vendor(s) and sole selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

The Vendor(s) reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely Purchasers should register their interest with the Agents as soon as possible in order that they may be kept abreast of any changes to the marketing of the property.

General Conditions of Sale

The property will, unless previously withdrawn, be sold subject to general and special conditions of sale which may be inspected during the usual office hours at the offices of the Vendor's solicitors during the 14 days immediately prior to the auction.

The conditions of sale may also be inspected in the sale room but they will not be read out.

Any Purchaser will be deemed to have had notice of each condition and all bidders to have bid on the basis they have inspected the said conditions (whether they have in fact done so or not).



Deposit

A deposit of 10% of the purchase price will be payable to the Vendor's solicitors upon the fall of the auctioneer's hammer.

Money Laundering Obligations

As part of the new Money Laundering Regulations (Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017) relating to property transactions the selling agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed. **FOR THE AVOIDANCE OF DOUBT, NO-ONE WILL BE ABLE TO BID FOR THE LAND AT AUCTION UNLESS THEY ARE REGISTERED WITH THE SOLE SELLING AGENTS.**

Tenure

The land is offered for sale freehold with vacant possession upon the date of completion.

Water

All lots benefit from a natural water supply.



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Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, and water, gas and other pipes, whether or not referred to in these particulars.

In particular there are several easements and rights connected to the land in relation to the supply of water. Please contact the Vendor's solicitor for full details.

Any Purchasers will have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendor's Solicitors for details:

Scott Duff & Co. 3 Devonshire Street, Carlisle, Cumbria, CA3 8LG

Tel: 01228 531054

Email: georgina.devlin@scottduff.co.uk

Georgina Devlin acting.



Sporting & Mineral Rights

Lot 3 is former copyhold of the Manor of Whinfell, and therefore it is assumed that the sporting and mineral rights are retained by the Lord of the Manor.

Parcel 11 within Lot 1 and parcel 222 within Lot 4 are former copyhold, and therefore it is assumed that the sporting and mineral rights are retained by the Lord of the Manor.

The mines and mineral rights are specifically excluded from the sale in relation to parcel 223 within Lot 4 as these are outwith the ownership of the Vendors.

Save for the above, the sporting and mineral rights will be included within the sale insofar as they are within the ownership of the Vendor(s).



Basic Payment Scheme (BPS)

Lot 1 is designated as Disadvantaged with Lots 2, 3, and 4 being designated as Severely Disadvantaged for Basic Payment purposes. Lot 4 is also located above the moorland line.

All entitlement to any payment under the delinked payment regime will be retained and are not included in the sale.

Purchasers will be required to comply with any terms necessary with regard to the delinked payments and will indemnify the Vendor against any breaches if applicable.

Quotas & Environmental Schemes

For the avoidance of doubt there are no livestock quotas nor environmental stewardship schemes on the land.

Land Status

The land is classified as the following under the former MAFF Land Classification System:

Lot 1 – Grade 3

Lot 2 – Grade 4

Lot 3 – Grade 4

Lot 4 – Grade 5

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Boundaries

As far as the Vendor(s) are aware the responsibility for the boundaries are shown on the sale plan by inward facing 'T' marks. When no 'T' mark is shown no further information is available.

Plans & Schedule of Areas

The plans attached to these particulars are based on Ordnance Survey National Grid and are for reference only. Any prospective Purchaser(s) will have deemed to have satisfied themselves of the land and schedules.

Fixtures & Fittings

All fixtures and fittings referred to in these particulars will be included in the sale unless stated otherwise.

Measurements

Measurements are approximate and must not be relied upon.

Health & Safety

Given the potential hazards of agricultural land, we request that you take as much care as possible when making your inspection of the property for your own personal safety. Please also respect all livestock on the property and do not cause disturbance to them.

Viewing and Further Information

The land at Mosser may be viewed at any reasonable daylight hour provided a copy of these particulars is to hand. Please ensure you do not obstruct any gateways or the public access to any Lots or third party property when you are undertaking your viewing. Do not disturb any livestock grazing the land and all viewing of the land is to be undertaken on foot.

For all other queries please contact Jo Edwards for further information by telephone: 01768 866611 or by email: joedwards@pfk.co.uk

Authorities

Cumberland Council
Civic Centre, RickerGate, Carlisle, CA3 8QG
Tel: [01228 817000](tel:01228817000)
Web: www.cumberland.gov.uk

United Utilities

Dawson House, Great Sankey, Warrington, WA5 3LW
Tel: 01925 237000 Fax: 01925 237073
Email: info@uuplc.gov.uk
Web: www.unitedutilities.com

Lake District National Park Authority
Murley Moss, Oxenholme Road, Kendal, LA9 7RL
Tel: 01539 724555
Email: hq@lakedistrict.gov.uk
Web: www.lakedistrict.gov.uk

General Reservations

The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

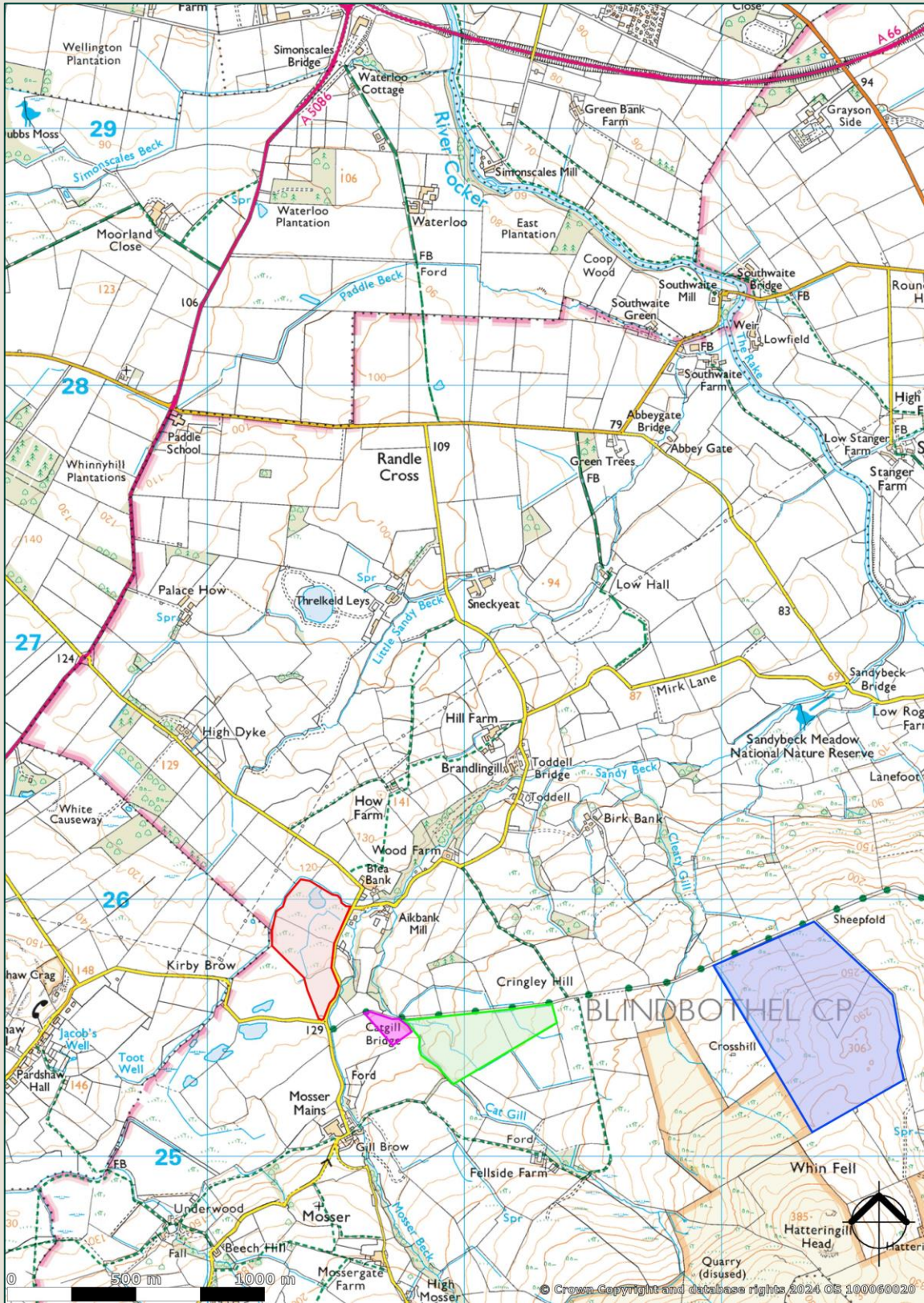
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Location Plan



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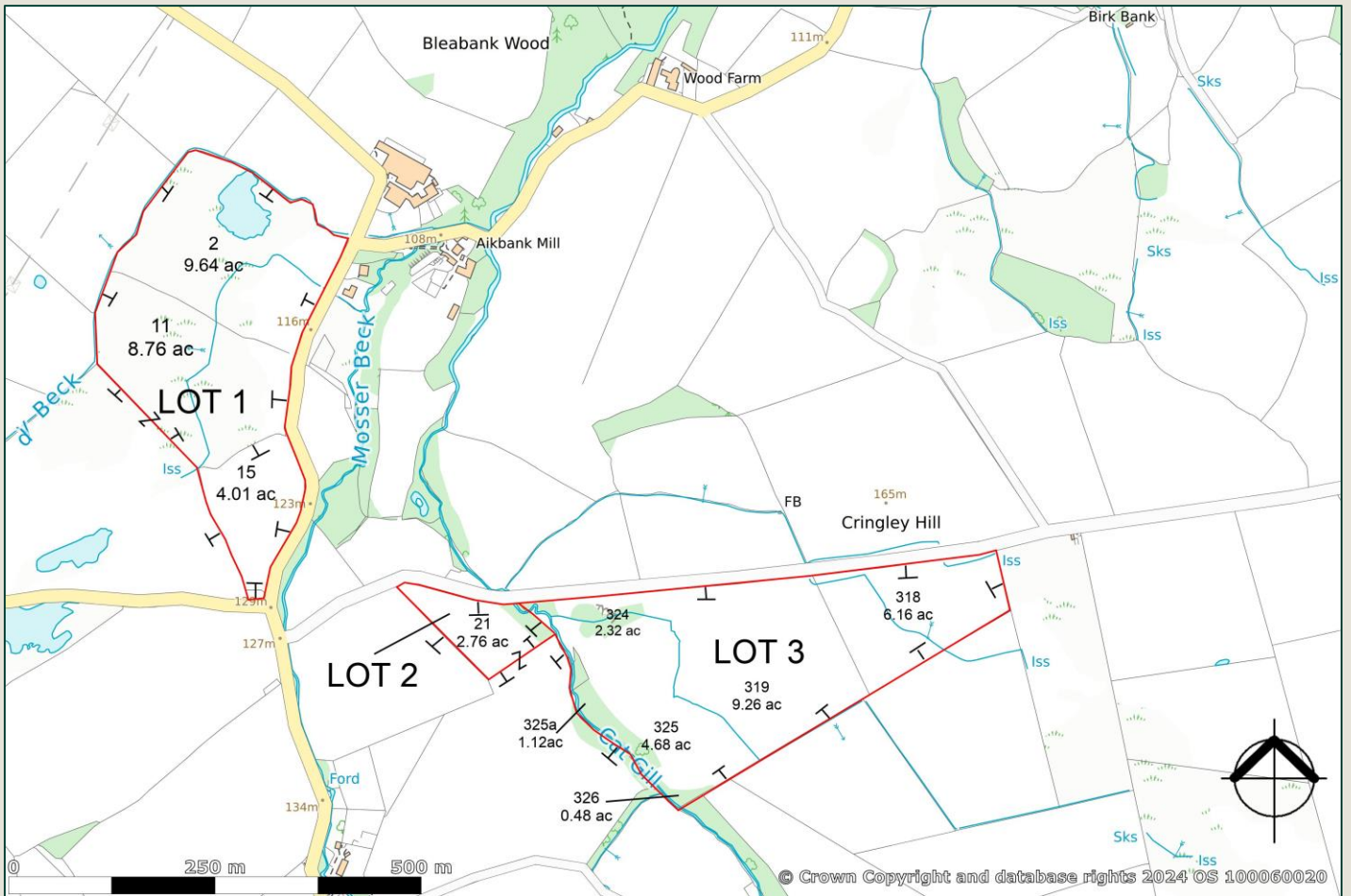
RURAL

01768 866 611

rural@pfk.co.uk

pfkrural.co.uk

Site Plan: Lots 1 to 3

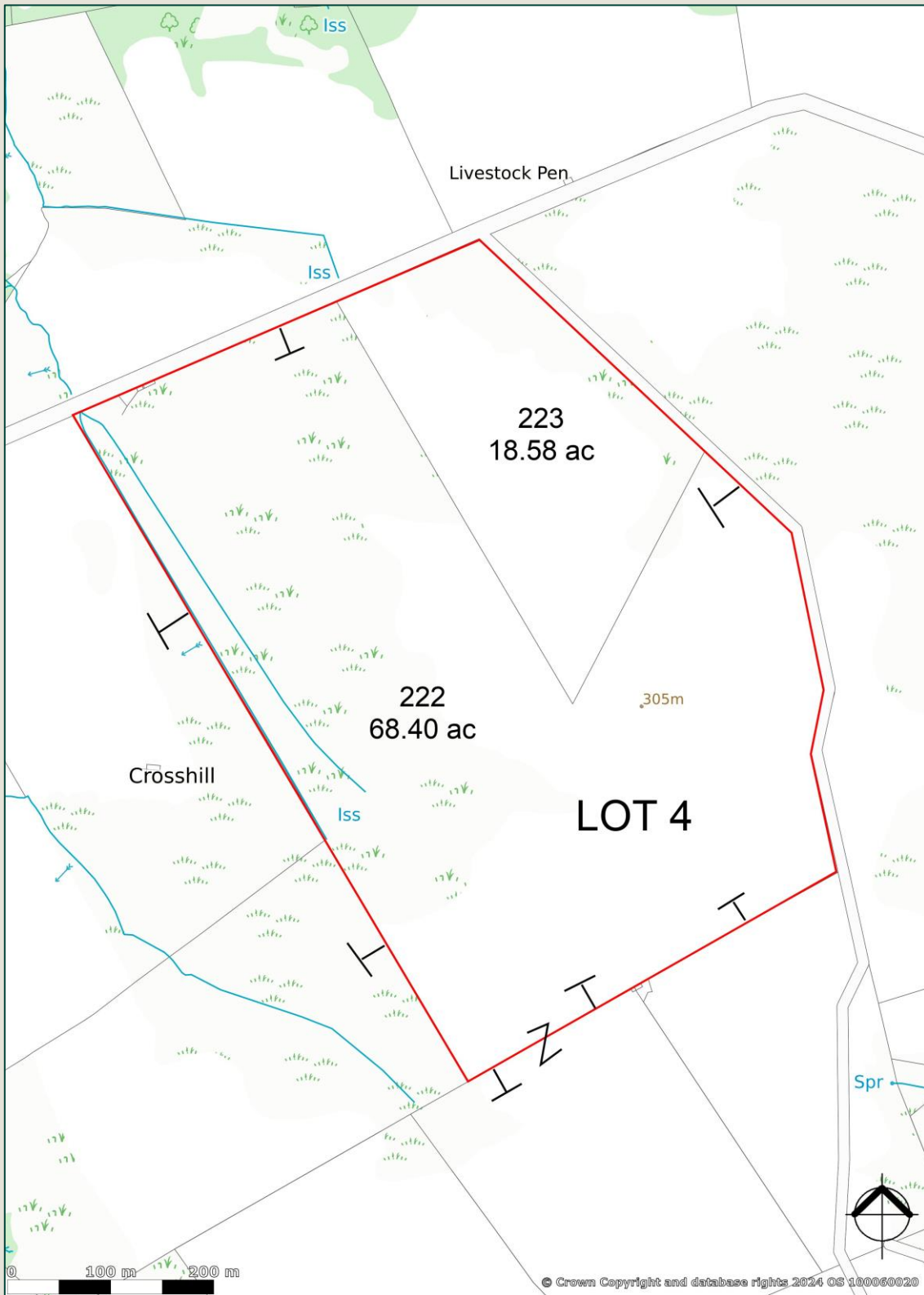


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Site Plan: Lot 4



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01768 866 611

rural@pfk.co.uk

pfkrural.co.uk

Disclaimer

Important Notice

PFK Rural Ltd for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
- (ii) no person in the employment of PFK Rural Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iii) it is the responsibility of any prospective Purchaser or lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective Purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective Purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair and reliable view of the property. If you have any particular points of interest in the property or if there are points on which you require any further information or verification, PFK Rural Ltd will endeavour to provide such information although you should note that descriptions are subjective and are given as an opinion and not as a statement of fact.

Registered Number: 09470245 in England

Registered Office: 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST

Telephone: 01768 866611

Sale & Location Plans

For Guidance Only – Not to Scale

Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Licence No. ES100004583

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Main Office: 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST

Our ref: JKE/AMB/LS628

Date: September 2024

Dear Sir/Madam

Sale of Land at Mosser
Public Auction – 2pm on 11th November 2024

We have pleasure in enclosing our particulars in regard to the sale of the above property. I can confirm that the property has been placed on the market with the following guide prices:

Lot 1:	£100,000 - £110,000
Lot 2:	£25,000 - £30,000
Lot 3:	£100,000 - £110,000
Lot 4:	£190,000 - £200,000

Please note the land can be viewed at any time during daylight hours when in possession of the enclosed particulars. When viewing the land, please be careful not to obstruct any gateways, the highway or any property belonging to any third party. Please do not disturb any livestock grazing on the property. Please also note that no vehicular access is to be taken to the land when undertaking an inspection and the land must be viewed on foot at all times.

The property is to be sold by Public Auction which is to be held at 2pm on 11th November 2024 at Ullock Village Hall, CA14 4TP.

If you are interested in the property, then we would advise that you register your interest with PFK Rural as soon as possible in order that you can be kept abreast of any developments or changes with regard to the sale.

Please note that due to Money Laundering Regulations, we will be required to carry out customer due diligence checks on any person who wishes to bid for any of the property at the Auction.

Please therefore ensure that if you are intending to bid for any of this property at the Auction, that we have seen and have in our possession **prior to the Auction** a copy of the original document of one of the following:

- Passport
- Photo Card Driving Licence
- National Identity Card
- Fire Arms/Shotgun Certificate

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Mart Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

T: 01768 866 611
W: pfk rural.co.uk

Together with one of the following:

- A current Council Tax Demand/Statement.
- Old style UK Driving Licence.
- Current Bank or Credit Card Statement (must be within the last 3 months).
- Current Utility Bill (must be within the last 3 months).
- Evidence of Entitlement to State or Local Authority Benefits.

We are required to see the original documents and take and keep a photocopy of the documents you provide us with. We therefore ask that you call in to one of our offices at either Edenhall or Penrith Auction Mart or alternatively our Cockermouth Estate Agency office in order that these documents can be photocopied and verified.

If you intend to call in to our office at Penrith Auction Mart, then please ring prior to attending to ensure there will be somebody here to copy the documents.

We will also be able to take copies of the documents in the hour prior to the Auction time and date. Therefore, if you have not been able to provide these documents to us prior to the day of the Auction, then please ensure that you do attend in plenty of time.

For the avoidance of doubt, **we are not permitted to take bids from anyone who is not registered with us**. Therefore, either provide these prior to the day of the Auction or ensure that you arrive in plenty of time prior to 2pm on 11th November 2024, to provide us with the necessary documents.

If you have any queries in regard to the property or any of the above, then please do not hesitate to contact Jo Edwards at the Auction Mart office.

Finally, may I take this opportunity to thank you for your interest in the land at Mosser.

Yours faithfully



Jo Edwards MRICS
Director & Rural Surveyor
joedwards@pfk.co.uk

Encl.