




# Land at Trainriggs, Shap, Penrith, Cumbria For Sale by Public Auction



# PFK

RURAL

- 32.67 acres (13.22 hectares) or thereabouts
- For sale in up to two Lots by Public Auction on 23rd January 2025 at 2pm at The Gavel, Penrith Auction Mart

 01768 866 611

 [rural@pfk.co.uk](mailto:rural@pfk.co.uk)

# Introduction

This sale of land at Trainriggs close to Shap offers an opportunity to purchase a good block of a mix of grazing and mowing land which benefits from roadside access.

The land is easily accessible from the nearby motorway and to the market towns of Penrith and Kendal.

This block of land will be of interest to farmers looking to expand their existing landholdings together with people with amenity, environmental or smallholding interests.

## Directions

From the north, follow the A6 south until reaching the village of Shap. After entering the village, proceed along the A6 for approximately 450 metres taking the second turning to the left signposted Crosby Ravensworth. Follow this road out of Shap village heading east passing over the M6 motorway. After going over the motorway continue for approximately 350 metres and the land is located on your right hand side.

From the south, enter Shap on the A6 and head north for approximately 1 mile until reaching the turning for Crosby Ravensworth. At that point, follow the directions above.

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.

The land lies just outside both the Lake District National Park and the Yorkshire Dales National Park boundaries.

What3Words: ///jingles.responses.mandolin

## The Land

### Lot 1

The land comprising Lot 1 extends to approximately 7.94 hectares (19.62 acres) or thereabouts and is a mix of mowing and pasture land.

The land is bounded in the main by drystone walls. This block of land benefits from roadside access and has a mains water connection.

There is a public footpath which runs along the most easterly boundary of parcel 0138 together with there being a gas pipe and an ethylene pipe running across this Lot. Please see later in these particulars for further details.



The land is westerly facing and lies between 285 metres and 300 metres above mean sea level.

The land is classified as Grade 4 under the former MAFF land classification system and is Severely Disadvantaged.

## Schedule of Acreages - Lot 1

| Field Parcel No. | Hectares    | Acres        |
|------------------|-------------|--------------|
| NY5815 0759      | 1.04        | 2.57         |
| NY5815 0138      | 6.90        | 17.05        |
| <b>TOTAL</b>     | <b>7.94</b> | <b>19.62</b> |

### Lot 2

This single parcel of mowing land benefits from roadside access and is south facing in aspect. The land is bounded in the main by drystone walls and is crossed at the eastern side by an ethylene pipeline. Please see later in these particulars for further details.

The land benefits from both a natural and mains water supply. It is classified as Grade 4 under the former MAFF Land Classification System and is Severely Disadvantaged. The land lies between 285 metres and 290 metres above mean sea level.

## Schedule of Acreages - Lot 2

| Field Parcel No. | Hectares    | Acres        |
|------------------|-------------|--------------|
| NY5715 8448      | 5.28        | 13.05        |
| <b>TOTAL</b>     | <b>5.28</b> | <b>13.05</b> |

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# General Remarks, Reservations & Stipulations

## Method of Sale

The land at Trainriggs, Shap is to be offered for sale by Public Auction in up to two Lots on Thursday 23rd January 2025 at 2pm at The Gavel, Penrith Auction Mart.

The Vendor and Sole Selling Agent reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

The Vendor reserves the right to vary any of the terms and conditions of the sale or to change the method of sale without notice. For this reason, we recommend likely Purchasers should register their interest with the selling agents as soon as possible in order that they are kept abreast of any changes to the marketing of the land.



## General Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the 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 on the sale date but 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 non-refundable 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 a requirement of the Money Laundering Regulations (The 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 all prospective Purchasers prior to any transaction being completed. Therefore all prospective Purchasers **must** register with the sole selling agents prior to the auction. Please contact the selling agents for the information required to register

**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 PRIOR TO THE AUCTION.**

## Tenure

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

Completion is set for 20th February 2025. Early completion may be possible by negotiation with the Vendor.

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For further details, please refer to the Vendor's solicitors whose details appear later in these particulars.

## Water

Both Lots benefit from a mains water supply. If the Lots are sold separately then it will be the responsibility of the Purchaser of Lot 1 to fit a submeter on their water supply within 4 weeks of the date of completion of the sale. The owner of Lot 1 will be required to pay the owner of Lot 2 for all water supplied through the submeter.



## 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, please note the following:

Lot 1: There is a public footpath running along the eastern boundary. A gas pipe runs north to south through both parcels. The approximate location is shown by the green line on the Sale Plan. An ethylene pipe runs north to south across the southern end of the parcel. The approximate location is shown by the brown line on the Sale Plan.

Lot 2: An ethylene pipe runs north to south across the eastern most portion of the parcel. The approximate location is shown by the brown line on the Sale Plan.

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

Arnison Heelis Solicitors, 1 St. Andrew's Place, Penrith, Cumbria, CA11 7AW

Tel: 01768 862007

Email: [bruce.richardson@arnisonheelis.co.uk](mailto:bruce.richardson@arnisonheelis.co.uk)

Mr Bruce Richardson acting.

## Sporting & Mineral Rights

The sporting and mineral rights will be included within the sale insofar as they are owned by the Vendor.

## Basic Payment Scheme (BPS)

The land is sold without any entitlement to any BPS monies nor any de-linked payment.

## Quotas & Environmental Schemes

For the avoidance of doubt there are no livestock quotas or milk quotas included in this sale and there are no schemes currently in place on the land.



## Land Status

The land is classified as Grade 4 under the former MAFF Land Classification System.

## Boundaries

As far as the Vendor is aware the responsibility of the boundaries are shown on the sale plans by inward facing 'T' marks. When no mark is shown, no further information is available.

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

## Plans & Schedule of Areas

The plans attached to these particulars are based on the Rural Land Registry data and Ordnance Survey National Grid and are for reference only. Any prospective Purchaser will have deemed to have satisfied themselves of the land and schedule.

## Fixtures & Fittings

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

## Measurements

The measurements are approximate and must not be relied upon.

## Health & Safety

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

## Viewing & Further Information

Viewing of the land at Trainriggs is permitted during any daylight hour provided a copy of these particulars is to hand. Please do not obstruct any gateways or the public highway or any property belonging to third parties whilst viewing the land. Do not disturb any livestock grazing the land and all viewing is to be undertaken on foot on all occasions.

For all other queries, please contact Jo Edwards for further information by telephone on (01768) 866611 or by email: [joedwards@pfk.co.uk](mailto:joedwards@pfk.co.uk)

## Authorities

Cumbria County Council  
The Courts, Carlisle, Cumbria, CA3 8NA  
Email: [information@cumbriacc.gov.uk](mailto:information@cumbriacc.gov.uk)  
Web: [www.cumbria.gov.uk](http://www.cumbria.gov.uk)

Westmorland & Furness Council  
Town Hall, Penrith, Cumbria, CA11 7QF  
Tel: 01768 817817  
Web: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

United Utilities

Dawson House, Great Sankey, Warrington, WA5 3LW

Tel: 01925 237000

Email: [info@uuplc.co.uk](mailto:info@uuplc.co.uk)

Web: [www.unitedutilities.com](http://www.unitedutilities.com)

## 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.


First Edition: October 2024

Particulars Prepared: October, 2024

Photographs Taken: June 2024

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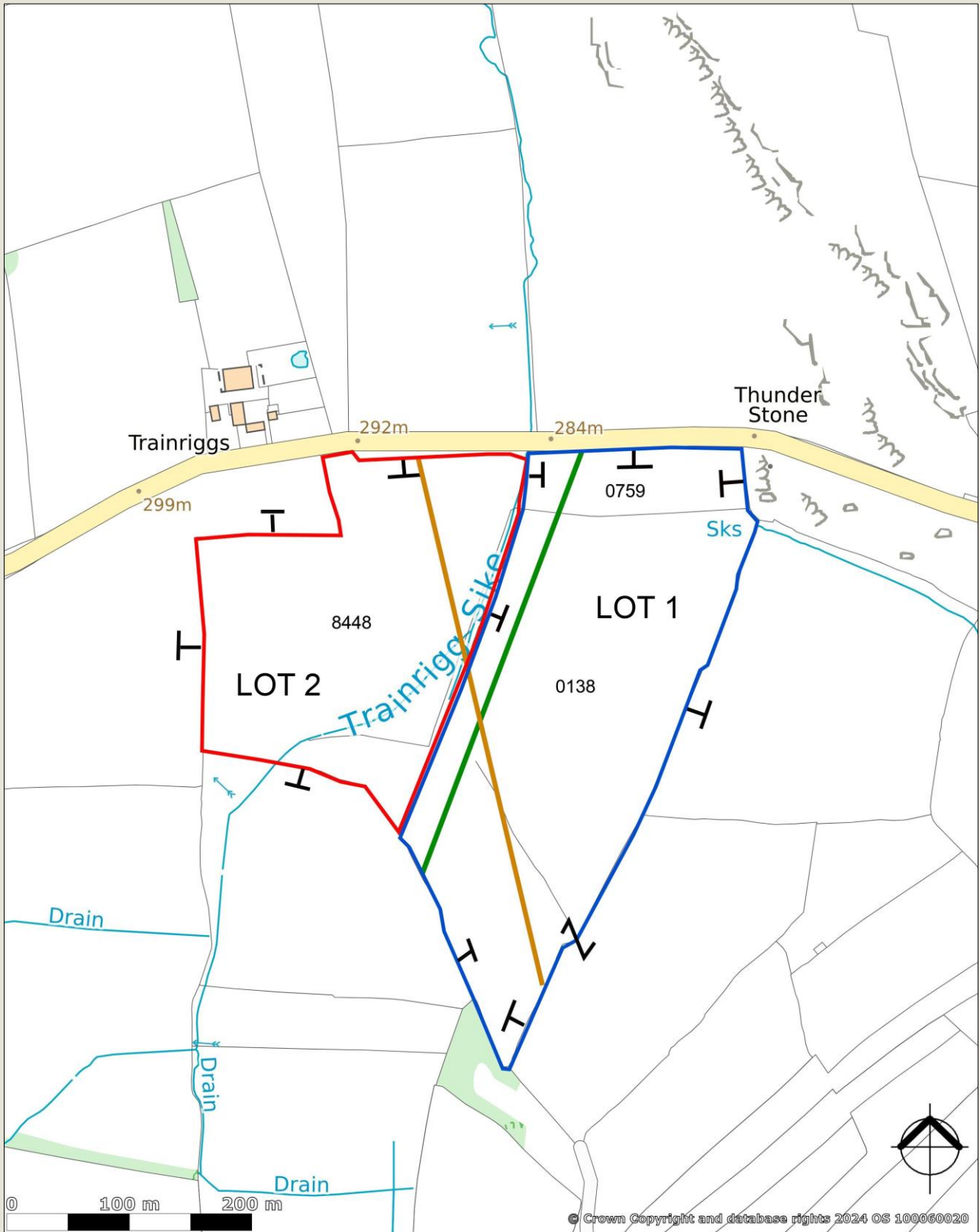
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# Sale Plan

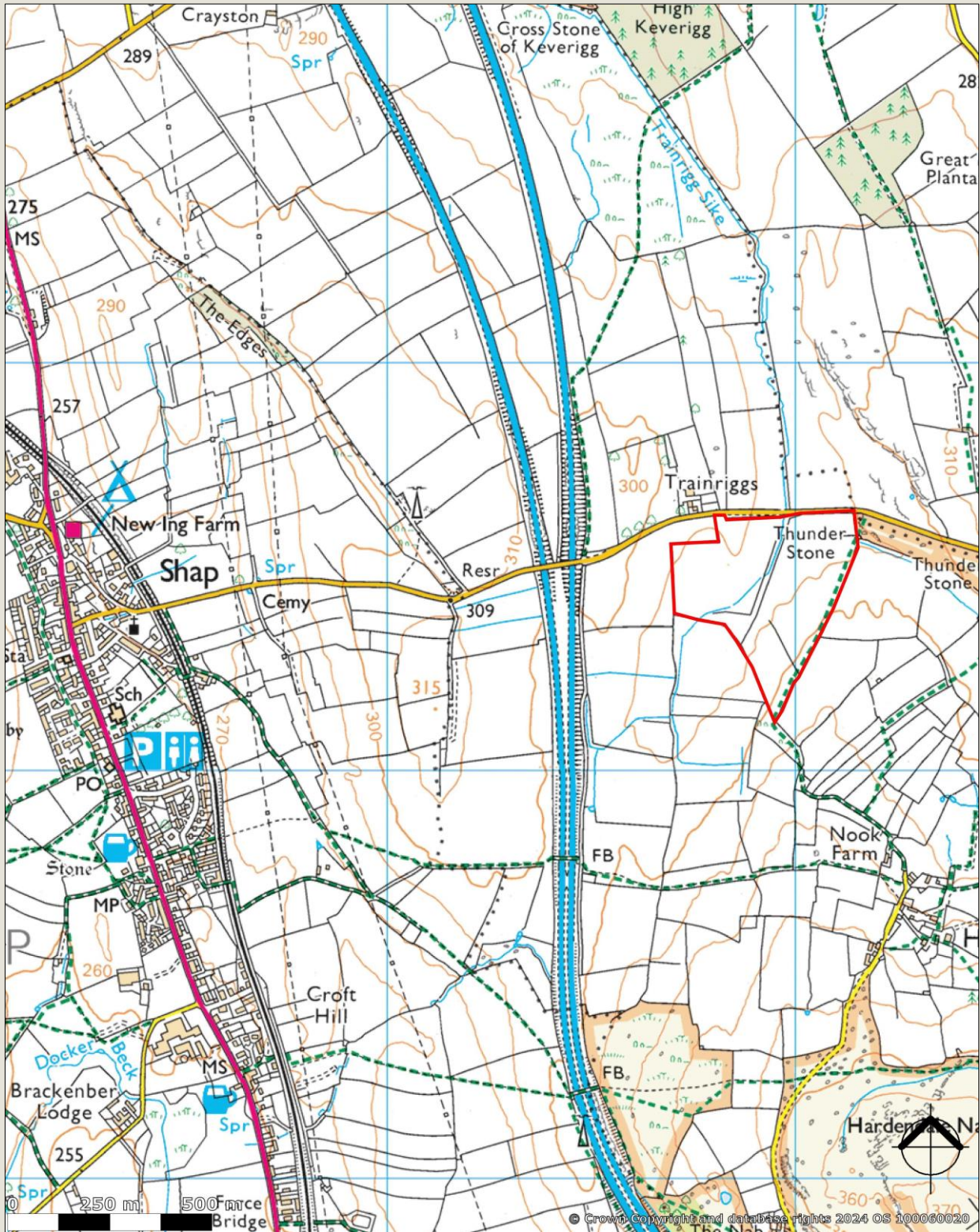


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# Location Plan



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# 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/LS637

Date: November 2024

Dear Sir/Madam

**Sale of Land at Trainriggs, Shap**  
**Public Auction – 2pm on Thursday 23<sup>rd</sup> January 2025**

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

- Lot 1: £135,000
- Lot 2: £100,000

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 property belonging to any third party. Please ensure that you do not disturb any livestock grazing on the property.

Please 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 will be held at 2pm on Thursday 23<sup>rd</sup> January 2025 at The Gavel, Penrith Auction Mart, CA11 0DN.

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

**Main Office:** 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST  
**Mart Office:** Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

**T:** 01768 866 611  
**W:** pfkrural.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 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 there to copy the documents.

We will also be able to take copies of the documents on the day of the Auction prior to the commencement time. Therefore, if you have not been able to provide us with these documents 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, please provide these prior to the day of the Auction or ensure that you arrive in plenty of time prior to 2pm on Thursday 23<sup>rd</sup> January 2025 to provide us with the necessary documents.

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

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

Yours sincerely



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

Encl.