

Our ref: JKE/EAB/LS636

Date: 19th August 2024

Dear Sir/Madam

Land at Blencarn

I write further to your enquiry/interest in the land we are currently marketing at Blencarn.

We have been instructed to set a closing date for offers for the property of **12 noon on Wednesday 4th September 2024**.

If you are interested in making an offer for the property, then I would be grateful if you could please put your offer in writing, making it clear whether your offer is a cash offer or whether it is subject to a mortgage/financial borrowing or reliant on another sale.

If you have previously made an offer for the land, we will leave this offer on the table, unless we are instructed otherwise by yourselves to either withdraw the offer or if we receive alternative offer from you in writing at the closing date.

If you would be so kind as to detail your offer in writing and submit it to myself in a sealed envelope, with "**Land at Blencarn**" written in the top left hand corner, by **12 noon on Wednesday 4th September 2024** at the very latest.

Once we are in receipt of all offers, these will be opened after the closing date has passed, then discussed with the vendors. We will then intern revert to all parties, once we have received instructions.

If you have any queries with regard to the above or the property in general, then please do not hesitate to get in touch.

May I take this opportunity to thank you for your interest in the land at Blencarn.

Yours sincerely



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




Land at Blencarn, Penrith, Cumbria For Sale by Private Treaty



PFK

RURAL

- Approx. 1.14 Acres (0.46 Ha) or thereabouts of grazing land
- Roadside access
- For Sale as a Whole

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land at Blencarn offers an opportunity to purchase a useful enclosure of grazing and mowing land which extends to approximately 1.14 acres (0.46 hectares). The land will be of interest to those with equestrian, amenity, conservation or alternative land use interests together with farmers looking to extend their existing landholding.

The land benefits from roadside access and the water supply to the land is currently via a rainwater collection bowser which supplies a trough.

The land is accessed directly off the public highway which runs between Blencarn and Milburn villages.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY6430 4365	0.46	1.14
TOTAL	0.46	1.14

Directions

From Penrith head eastbound along the A66 taking the turning at the junction signposted Culgaith and Temple Sowerby (B6412). Follow this road into Culgaith and at the first T junction, bear right. Then at the next crossroads, take the right hand turn and then turn right again at the next junction signposted Blencarn.

Upon reaching the village of Blencarn, bear right and proceed along this road heading towards Milburn for approximately ½ mile, the land is located on the left hand side just prior to the road bridge which passes over Crowdundle Beck.

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

What3Words: ///profile. illogical. unusually

The Land

This parcel of land extends to approximately 1.14 acres (0.46 hectares) or thereabouts of sound grazing and mowing land.

The land is south facing and has been divided in to two by way of some post and rail fencing.

The land benefits from an area of hardstanding adjacent to the access gate from the public highway and is bounded by a mix of post and wire fencing and drystone walls.

The land benefits from a timber constructed building which houses two stables; a small monopitched storage shed and a shelter constructed from telegraph poles and corrugated sheets. This shelter has pipework in place to enable rainwater to be collected from the roof of the building into two collecting bowsers which are then connected to a water trough to provide a water supply for the land.

The land is classified as Non-Severely Disadvantaged and lies at approximately 180 metres above mean sea level.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Blencarn is offered for sale by Private Treaty. 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 agents as soon as possible in order that they are kept abreast of any changes to the marketing of the land.



Money Laundering Obligations

As part of the Money Laundering Regulations relating to property transactions the selling agents are obliged to carry out

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

Customer Due Diligence checks on any Purchaser prior to a transaction being completed.

Email: pip@spjsolicitors.co.uk

Phillipa Edmunds acting.

Tenure

The land is offered for sale freehold with vacant possession upon the date of completion. Completion will not take place before 30th September 2024 at the earliest without prior agreement of the Vendor.

Sporting & Mineral Rights

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

Water

The land benefits from water via a collection bowser - see earlier in the particulars for details.

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 3 under the former MAFF Land Classification System.

Access

The land at Blencarn benefits from direct roadside access.



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.

Boundaries

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

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


Plans & Schedule of Areas

The plans attached to these particulars are based on Ordnance Survey National Grid and are for reference only. Any

SJP Solicitors, Waverley House, 37 Greevegate, Hunstanton, Norfolk PE36 6AB. Tel: 01485 532662

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prospective Purchaser will have deemed to have satisfied themselves of the land and schedule.

Fixtures & Fittings

Any 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 land, we request that you take as much care as possible when making your inspection for your own personal safety particularly around any buildings, machinery or livestock.

Viewing & Further Information

Viewing of the land at Blencarn 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 whilst viewing the land. Please do not disturb any livestock grazing the land and all viewings are to be undertaken on foot.

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

Authorities

Cumbria County Council
The Courts, Carlisle, Cumbria, CA3 8NA
Email: information@cumbriacc.gov.uk
Web: www.cumbria.gov.uk

Westmorland & Furness Council
Town Hall, Penrith, Cumbria, CA11 7QF
Tel: 01768 817817
Web: www.westmorlandandfurness.gov.uk

United Utilities
Dawson House, Great Sankey, Warrington, WA5 3LW
Tel : 01925 237000
Email: info@uuplc.co.uk
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.

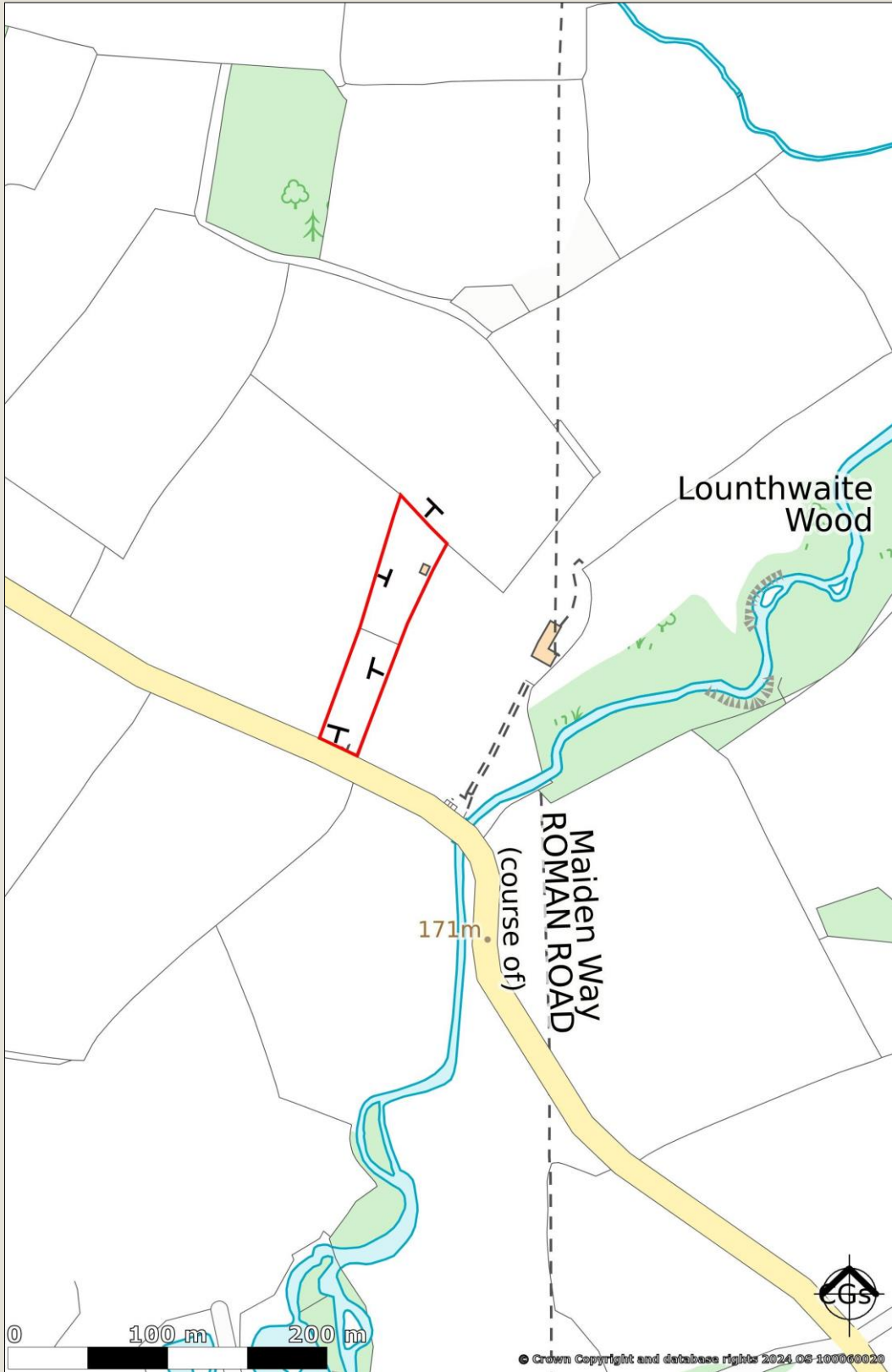
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Photographs Taken: June 2024

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Sale Plan



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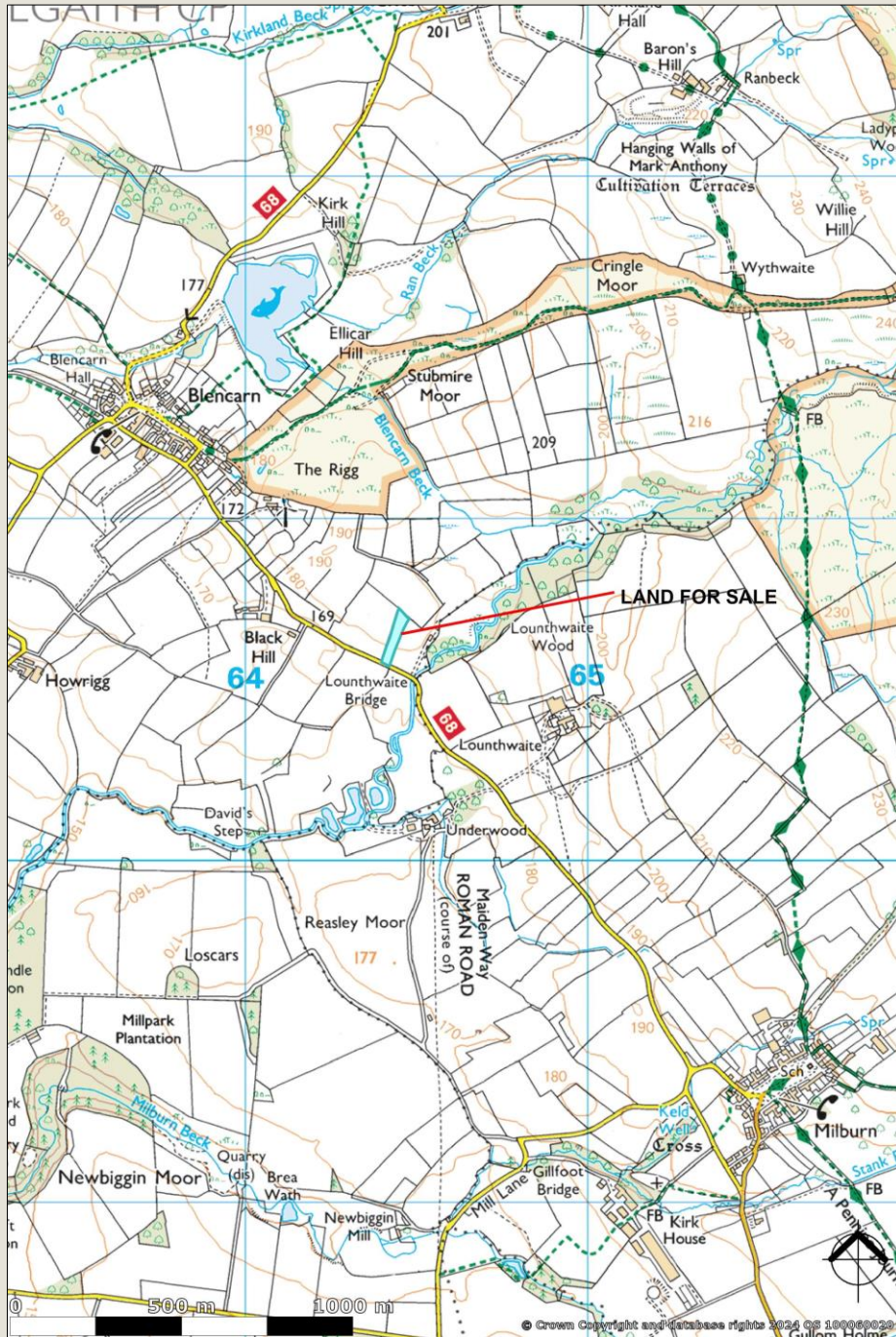
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Location Plan



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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

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Telephone: 01768 866611


Sale & Location Plans

For Guidance Only – Not to Scale

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Date: August 2024

Dear Sir/Madam

Land at Blencarn

We have pleasure in enclosing our particulars in regard to the sale of the above property.

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 a third party. Please do not disturb any livestock grazing on the land.

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.

I can confirm that the land has been placed on the market with a guide price of offers over £25,000 (Twenty Five Thousand Pounds).

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 marketing of the property.

Please note that in line with Money Laundering Regulations we will be required to undertake due diligence checks of all interested parties, prior to any offer being accepted for the land.

If you require any further information with regard to this matter or the sale in general, then please do not hesitate to get in touch.

May I take this opportunity to thank you for your interest in the land at Blencarn.

Yours sincerely



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Encl.

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