



Land at Gamblesby, Penrith, Cumbria For Sale by Public Auction



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- 30.53 est. acres (12.35 est. ha) or thereabouts of permanent pasture.
- Natural and mains water supply.
- For Sale in up to three Lots by Public Auction - 2pm on Tuesday 1st October 2024 at The Gavel, Penrith Auction Mart.

 01768 866 611

 rural@pfk.co.uk

Introduction

The sale of land at Gamblesby offers an opportunity to purchase up to three blocks of land all close to the village.

The land will be of interest to farmers looking to expand their existing landholdings or anyone with amenity, environmental, equine or small holding interests.

Directions

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

What3Words:///

Lot 1 – linguists.splat.choppy

Lot 2 – gobbling.inserting.zone

Lot 3 – statue.obligated.caring

The Land

Lot 1

The land comprising Lot 1 is a single parcel of land extending to approximately 2.86 hectares (7.07 acres) or thereabouts which is being capable of being mown. The land is bounded in the main by a mix of post and wire fences, hedgerows and drystone walls. The parcel of land is accessed via an accommodation laning which leads from the council highway, highlighted on the sale plan coloured brown.



The land benefits from a mains water supply. It will be a requirement of the sale that the Purchaser of Lot 1 installs a sub meter for the water supply and will then pay the Vendor (or any successor in title) for the water used. Please see Water section later for further details.

The land is flat in topography and lies at approximately 205 metres above mean sea level.

The land is classified as Grade 4 on the former MAFF Land Classification System and as Severely Disadvantaged.

Lot 1 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY6139	2685	2.86	7.07
Total		2.86	7.07



Lot 2

Lot 2 is a single parcel of land which is capable of being mown. The land extends to approximately 0.31 hectares (0.77 acres) and is flat in topography. It is bounded by a mix of mature hedgerows, post and wire fences and dry stone walls. The parcel of land is accessed via an accommodation laning which leads from the Council highway, highlighted on the sale plan coloured brown.

The land benefits from a natural water supply, is classified as Grade 4 under the former MAFF land Classification System and is Severely Disadvantaged. The land lies at approximately 210 metres above mean sea level.

Lot 2 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY6139	3366	0.31	0.77
Total		0.31	0.77

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Lot 3 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY5940	8557	3.92	9.69
NY5940	9435 pt	5.26 est.	13.00 est.
Total		9.18 est.	22.69 est.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Gamblesby is to be offered for sale by Public Auction in up to 3 Lots on Tuesday 1st October 2024 at 2.00pm at The Gavel, Penrith Auction Mart.

The Vendors 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 Vendors reserve 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 selling agents as soon as possible in order that they are kept abreast of any changes to the marketing of the property.

General Condition 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 Vendors 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).

Lot 3

Lot 3 is located to the northwest of the village of Gamblesby and benefits from roadside access off Robertlands Lane. The land totals approximately 9.18 hectares (22.69 acres) or thereabouts of a mix of mowing and pasture land. The land is bounded by a mix of drystone walls and post and wire fences and has a natural water supply. It is southerly facing, classified as Severely Disadvantaged and Grade 3 under the former MAFF Land Classification System.

The land lies between 150 metres and 170 metres above mean sea level.



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Deposit

A non-refundable deposit of 10% of the purchase price will be payable to the Vendors solicitors upon the fall of the auctioneers hammer.

Money Laundering Obligations

As a requirement of the Money Laundering Regulations 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. 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 NOBODY 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 completion set for 28th October 2024. Early completion may be possible by negotiation with the Vendors.

The land to be sold is currently let by way of grazing licence agreements and occupation of the land will be available as follows;

Lots 1 and 2 – 26th February 2025.

Lot 3 – 1st January 2025.

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

Water

Lots 1 benefits from a mains water supply. The Purchaser of Lot 1 will be required to fit a sub meter to the water supply to Lot 1 by 26th February 2025, and from that point will be responsible for paying to the Vendor (and all successors in title) for the cost of all water used.

Lot 2 benefits from a natural water supply.

Lot 3 benefits from a natural water supply via Hazelrigg Beck.

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.

Any Purchaser(s) 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: br@arnisonheelis.co.uk

Bruce Richardson acting.



Basic Payment Scheme (BPS)

The land is sold without any entitlements to any BPS monies nor any de-linked payments.

Quotas & Environmental Schemes

For the avoidance of doubt there are no livestock quotas or milk quotas included within this sale.

The land in Lot 1 is entered into a Countryside Stewardship Capital Grant, which allows for the boundary wall against the access laning to be renovated. The Vendors will undertake this work over the winter of 2024/2025 with the Purchaser's consent and pay for all work and retain all grant monies available.

Land Status

Lots 1 and 2 are classified as Grade 4 under the former MAFF Land Classification System with Lot 3 being classified as Grade 3 under the former MAFF Land Classification System.

Boundaries

As far as the Vendor is 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 the Rural Land Registry 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

The measurements are approximate and must not be relied upon.

Sporting & Mineral Rights

All of the land offered for sale is former copyhold of the Lord of the Manor of Gamblesby, and therefore the manorial rights are excluded from the sale.

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 & Further Information

Viewing of the land at Gamblesby is permitted during any reasonable 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.

All viewings of the land must 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

Authorities

United Utilities

Dawson House, Great Sankey, Warrington WA5 3LW

Tel: 01925 237000

Email: info@uuplc.co.uk

www.unitedutilities.com

Rural Payments Agency

PO Box 352, Worksop, S80 9PF

Tel: 03000 200 301

Email: ruralpayments@defra.gov.uk

Web: www.rpa.gov.uk

Westmorland and Furness Council

Town Hall, Corney Place, Penrith, CA11 7QF

Tel: 0300 373 3300.

Web: www.westmorlandandfurness.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.

First Edition: August 2024

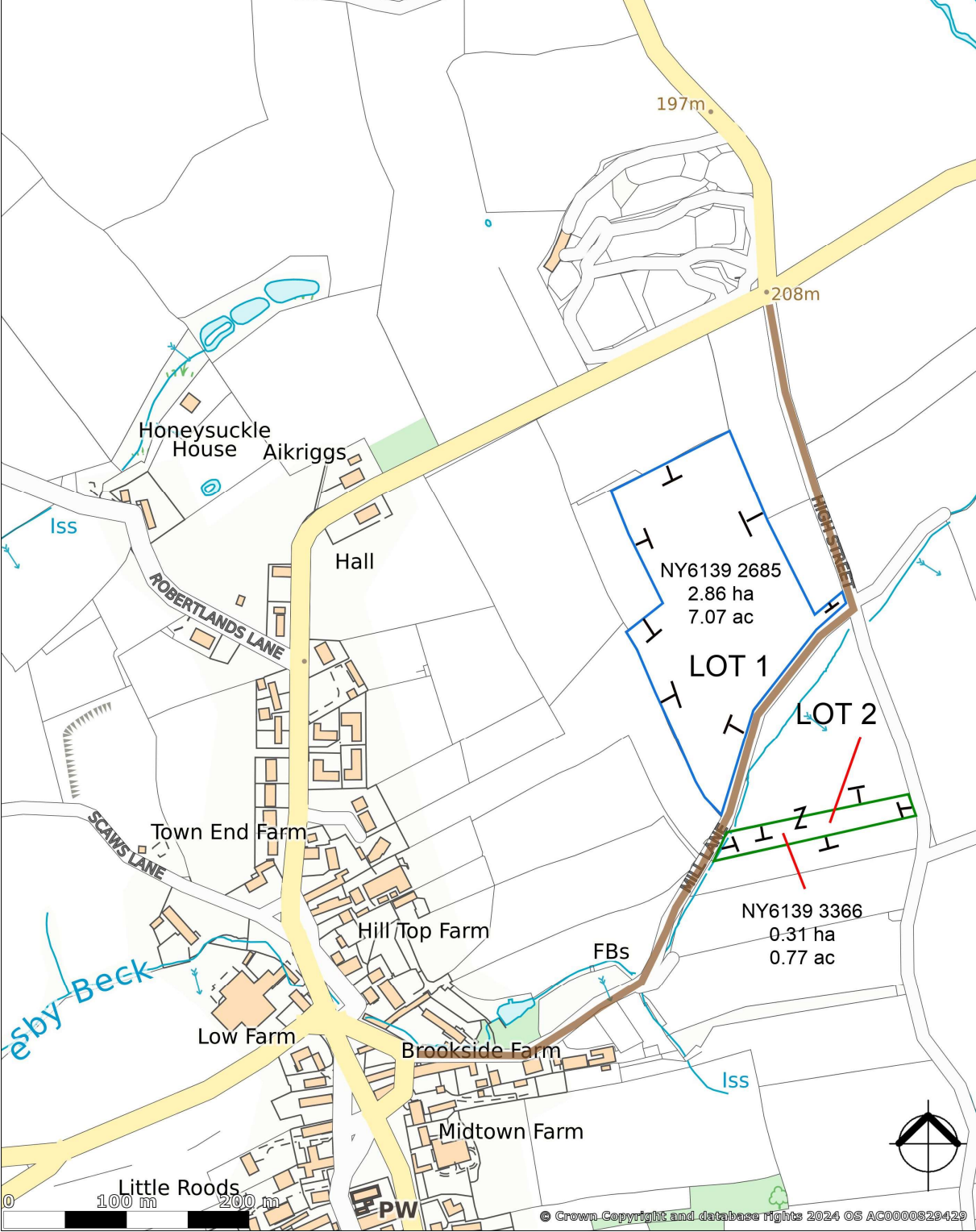
Particulars Prepared: August 2024

Photographs Taken: June 2023 & August 2024

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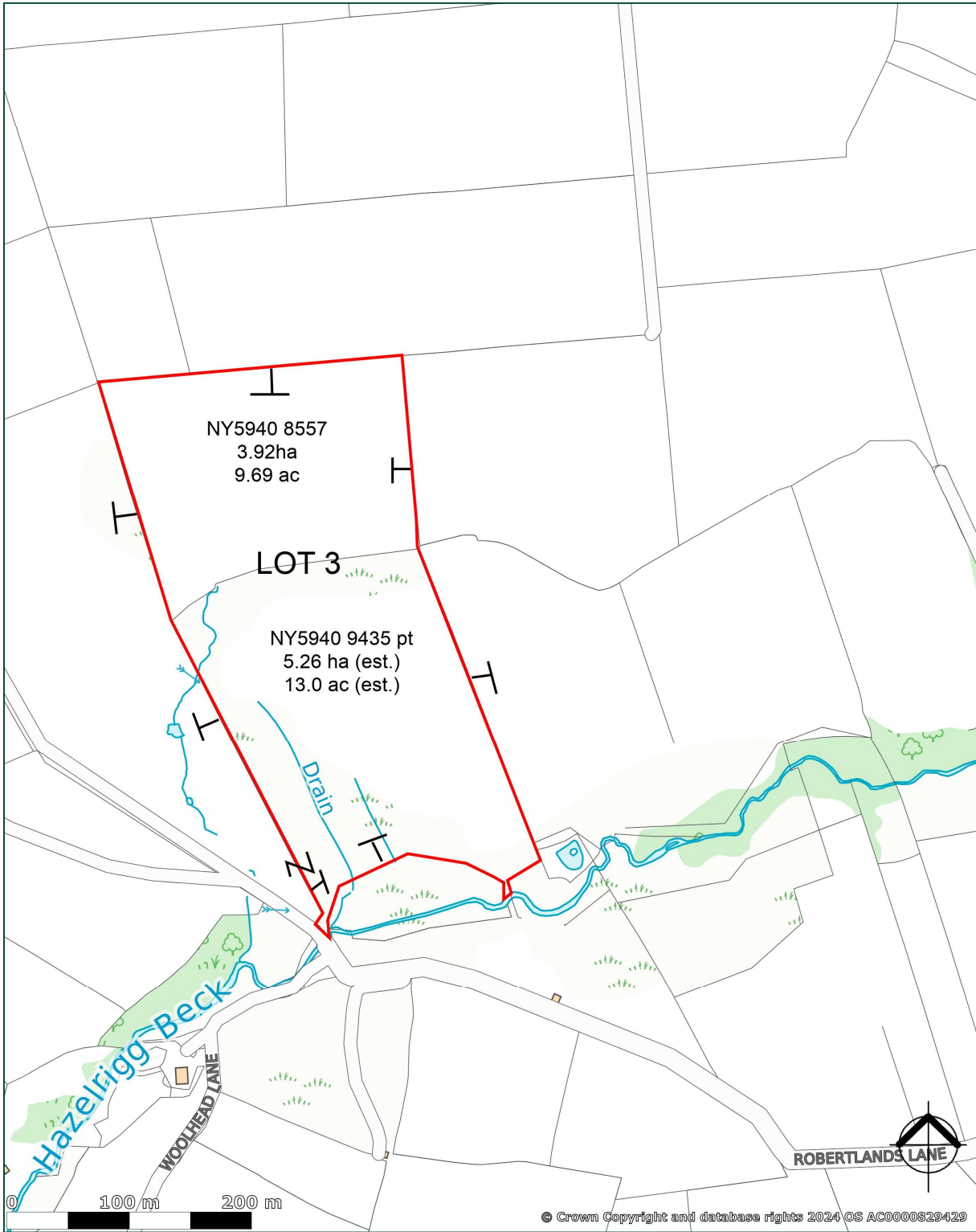
Sale Plans



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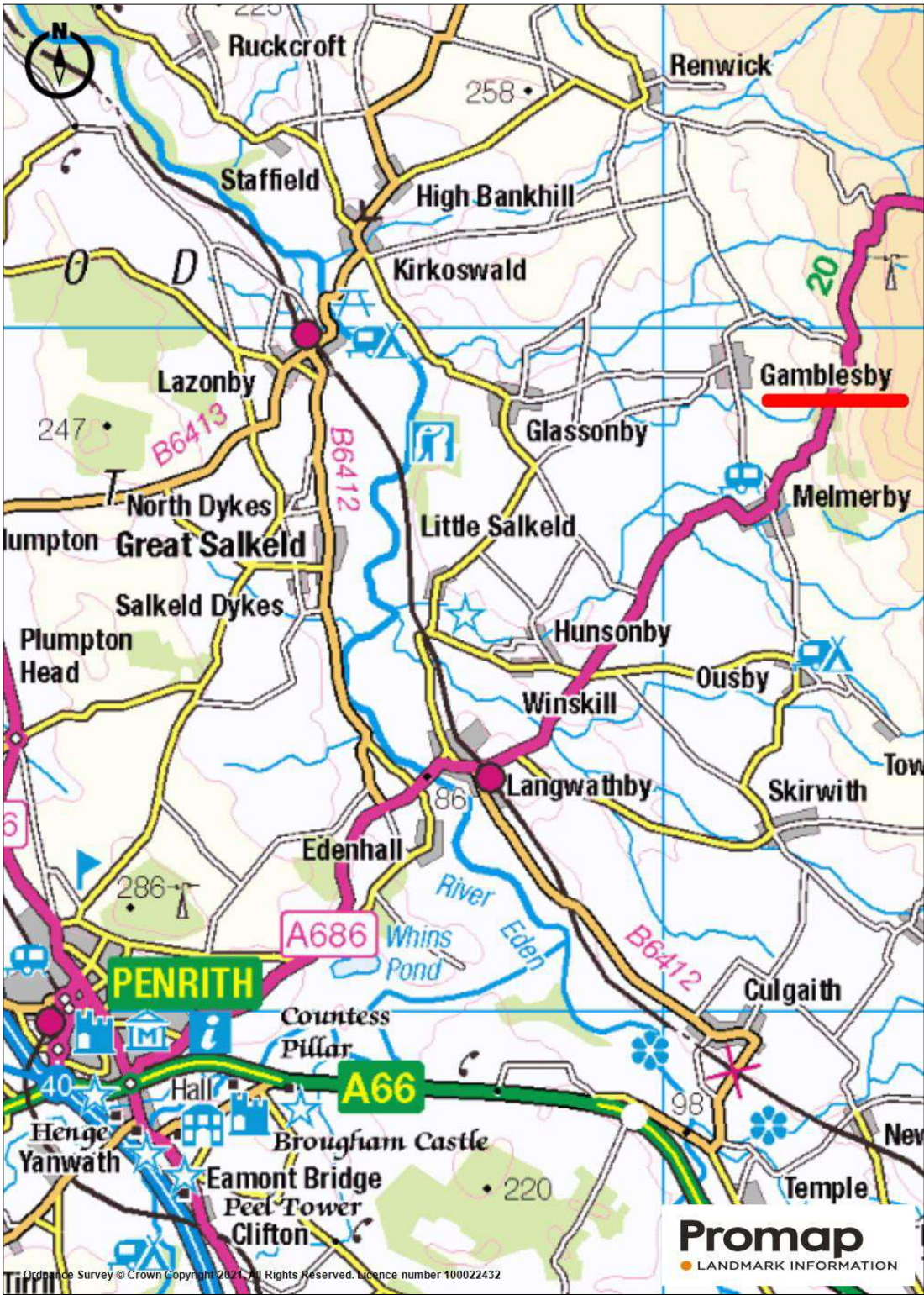
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Location Plan



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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

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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Our ref: JKE/EAB/LS627.1

Date: August 2024

Dear Sir/Madam

Sale of Land at Gamblesby
Public Auction – 2.00pm on Tuesday 1st October 2024

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 £70,000 - £75,000
Lot 2 £25,000 - £30,000
Lot 3 £90,000 - £100,000

Please note that the land can be viewed at any time during daylight hours, whilst in possession of the enclosed particulars. When viewing the property, please be careful not to obstruct any gateways, the highway or any property belonging to a third parties.

The property is to be sold by Public Auction, which will be held at **2.00pm on Tuesday 1st October 2024 at The Gavel, Penrith Auction Mart.**

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

Please note that due to Money Laundering Regulations, we have to carry out customer due diligence requirements on any person who wishes to bid for any of the property at auction.

Please therefore ensure that if you are intending to bid for this property at 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

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W: pfkrural.co.uk

If you do not have one of the above listed documents, then we are able to accept two of any 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 document(s) and take and keep a photocopy of the documents you provide us with. We therefore ask that you call into our offices at either Edenhall or Penrith Auction Mart in order that these documents can be photocopied.

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

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 2.00pm on Tuesday 1st October 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 Gamblesby.

Yours faithfully



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