




Land at Great Strickland, Penrith, Cumbria For Sale by Private Treaty



PFK

RURAL

- 6.91 Acres (2.80 Hectares) or thereabouts of permanent pasture
- Mains water supply
- For sale as a whole

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land at Great Strickland offers a rare opportunity to purchase a good sized parcel of high quality agricultural land located on the periphery of this popular Eden Valley village.

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

Directions

Please see the location sale plans within these particulars. The location of the land will be identified by way of a PFK sale board.
What3Words: streetcar.booklets.forensic

The Land

This single parcel of land offers an excellent opportunity to purchase a high quality parcel of land which is located on the edge of Great Strickland village, it benefits from direct roadside access and a mains water supply.

The land is capable of being mown and is also of good enough quality to be ploughed. The land is being sold subject to an overage provision and details of this are provided later in the particulars.

The land lies at approximately 210 metres above mean sea level. The land is classified as Disadvantaged and is Grade 3 under the former MAFF land classification system.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY5522 6853	2.80 est.	6.91 est.
Total	2.80 est.	6.91 est.

Tenure

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



General Remarks, Reservations & Stipulations

Method of Sale

The land at Great Strickland is to be offered for sale by Private Treaty.

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 land.

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.

Access

The land enjoys roadside access off the public highway.

Water

The land benefits from a mains water supply. It will be the responsibility Purchaser to fit a sub meter to the water supply within 1 month of completion of the sale.

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Overage Provision

The Vendor is applying an Overage Agreement to this field parcel which will be effective in the event that planning consent is granted for development of this land within 30 years of completion of the sale. If this situation were to occur, 50% of the uplift in value will be payable to the Vendors.

It should be noted that the Vendor might be willing to contemplate a sale of the parcel without the Overage provision if it is deemed that an offer is of sufficient value to reflect its removal.



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.

It should be noted that there are overhead lines across the land parcel and two poles located within the field.

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

Burnetts Solicitors LLP, Victoria House, Wavell Drive, Rosehill, Carlisle, Cumbria, CA1 2ST.
Tel: 01228 552296

Email: rm@burnetts.co.uk

Richard Miller acting.

Sporting, Shooting & Mineral Rights

The sporting, shooting and mineral rights will be included within the sale insofar as they are owned by the Vendor(s).

Basic Payment Scheme (BPS)

All of the land lies within the Non-Severely Disadvantaged Area for Basic Payment Purposes.

The land is sold without any right to Basic Payment monies as these are all being retained.

Quotas & Environmental Schemes

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

The land is currently within a Countryside Stewardship Agreement. This will be terminated on 31st December 2023. If the sale completes prior to 31st December 2023 the Purchaser will not be eligible to receive any payment under the CS scheme.

Land Status

The land is classified as Grade 3 under the former MAFF Land Classification System.

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 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 schedule.

Fixtures & Fittings

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

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Measurements

Measurements are approximately 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

Viewing of the land at Great Strickland 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 whilst viewing the land. 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.

Authorities

Cumbria County Council

The Courts, Carlisle, Cumbria, CA3 8NA

Email: information@cumbriacc.gov.uk

Web: www.cumbria.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

Westmorland & Furness Council Council

Town Hall, Penrith, Cumbria, CA11 7QF

Tel: 01768 817817

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: October 2023

Particulars Prepared: October 2023

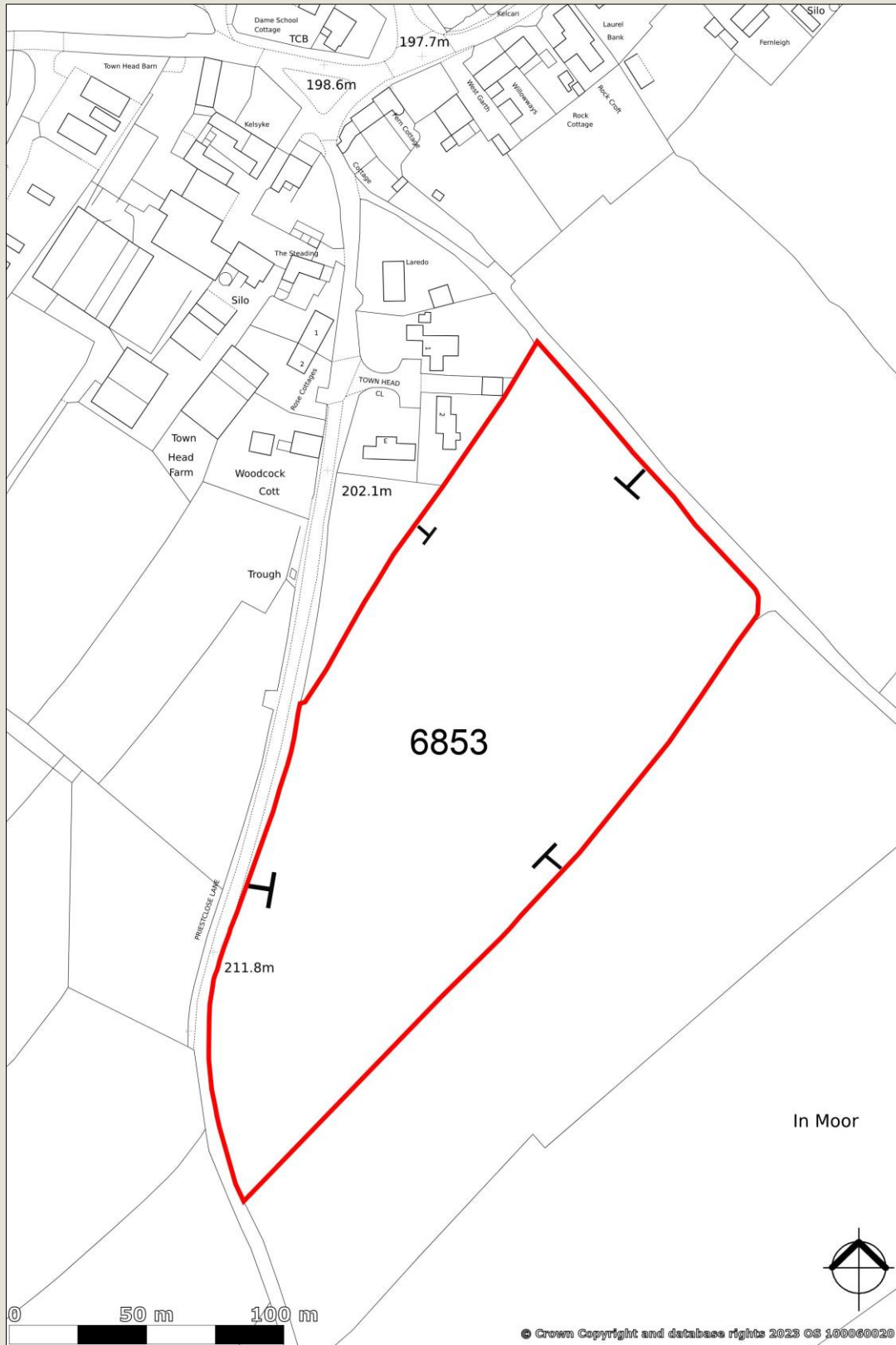
Photographs Taken: October 2023

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

Sale Plan



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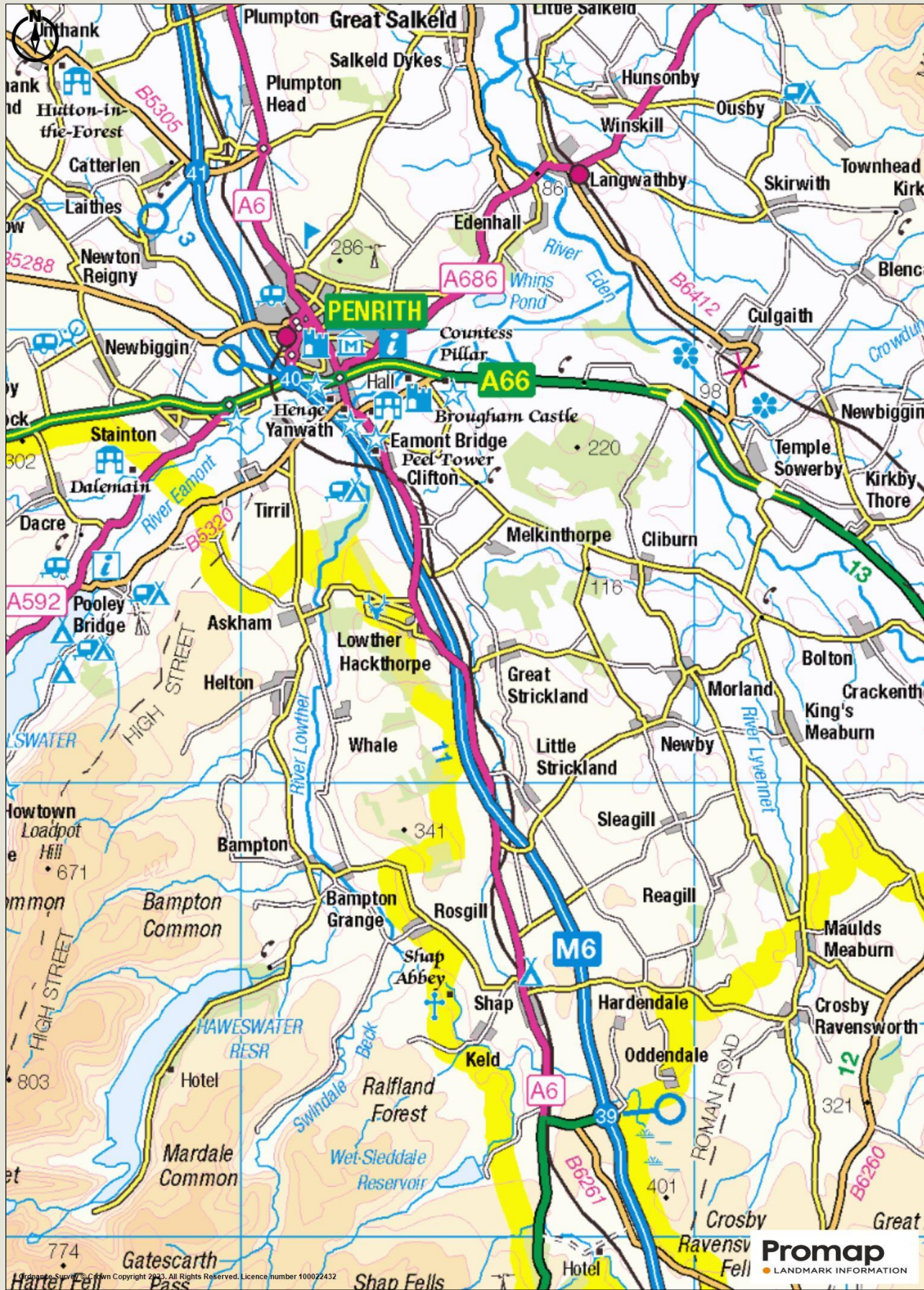
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Location Plan



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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

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/AMB/LS629

Date: 13th November 2023

Dear Sir/Madam

Land at Great Strickland

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 onto the market subject to a guide price of offers in excess of £90,000.

Please note that the land can be viewed at any time during daylight hours when 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 party. Also, 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 land is currently let and therefore please ensure that you respect any livestock grazing the land both for the livestock safety and your own.

If you are interested in the property, we would advise that you register your interest with PFK Rural as soon as possible in order that you are 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 on all interested parties prior to any offer being accepted. If you require any further information with regard to this matter or in regard to 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 Great Strickland.

Yours sincerely



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

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