

Our ref: JKE/AMB/LS634

Date: 1st July 2024

Dear Sir/Madam

Sale of Land at Dacre
Closing Date for Best & Final Offers

We have been instructed by our client to set a closing date for best and final offers in regard to the land which we are currently marketing at Dacre.

Please note that the offer that you should submit on this occasion is the best offer you are prepared to make for the land at Dacre. Please note we **WILL NOT** be reverting to anybody to ask for any revision of offers after the closing date. The Vendors will make their decision with regard to the successful purchaser of the land based upon the offers submitted by the closing date.

If you have already made an offer for the land then unless we are notified by yourselves otherwise, this offer will remain in place. If you wish to revise that offer, then please do so and submit it as per the details below. Any revised offer we receive after today's date will be taken as being your best and final offer for the land. For the avoidance of doubt, if we do not hear from you between now and the closing date, then any offer which you have made will remain in place and be contemplated alongside any other offers received.

Please note no offers received after today's date will be opened by ourselves prior to the closing date passing and therefore, we will not be able to provide any details about offers to you.

The closing date which has been set for this land is **12 noon, Monday 15th July 2024**. Written offers must be submitted to PFK Rural, Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN by this time and date. Any offers received after the closing date will not be taken into consideration by the Vendors.

Therefore, if you are wishing to submit an offer for the land at Dacre then please ensure that you include the details below and ensure that you provide **ALL** the information requested. Once the closing date has passed, all offers will be opened and then reported to the Vendor.

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

Please submit any offer for the land as detailed below:

1. Please submit your offer in a sealed envelope marked '**Land at Dacre**' in the top left hand corner.
2. No escalating offers or offers made by reference to any other offer will be considered.
3. Offers should be made in writing for a specific amount in £ sterling.
4. Please indicate whether your offer is subject to the sale of another property; subject to you obtaining a mortgage / bank lending or is a cash offer.
5. Please provide the name and address of the solicitor who will be acting on your behalf if you are successful in having your offer accepted.
6. Please provide the full names, addresses and a contact telephone number for all parties in who's name the property will be purchased if your offer is accepted.

Please note that if the above stipulations are not adhered to or the information requested is not provided, then we cannot be guaranteed that the Vendor will contemplate the offer made for the land.

Please the closing date has passed, all offers received will be passed to the Vendors for their contemplation. Once we are in receipt of instructions from the Vendors, then all parties will be updated with regard to the Vendors' decision.

If you have any queries with regard to any of the above, then please do not hesitate to contact me – otherwise we will look forward to receiving offers prior to the closing date of 12 noon on Monday 15th July 2024.

Yours sincerely



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



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



PFK

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- 2.31 Acres (0.93 Ha) or thereabouts
- Two parcels of permanent pasture
- Two stable mobile shelter
- For Sale as a Whole

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land at Dacre offers a rare opportunity to purchase two small parcels of grazing land which benefit from a mobile shelter which houses two stables. This block of land also offers significant amenity value with views to the surrounding area and Lakeland fells, yet is located close to the market town of Penrith with easy access to the property from the A66.

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

Schedule of Acreages

Field Parcel No.	Hectares	Acres
Field Parcel A	0.65 est.	1.61 est.
Field Parcel B	0.17 est.	0.43 est.
Stable Area Parcel C	0.11 est.	0.27 est.
TOTAL	0.93 est.	2.31 est.

Directions

From Penrith, follow the A66 westbound for 3¼ miles until you reach a turning to the left signposted Dacre. Take this left hand turn and proceed down the hill for approximately ½ mile and the land is on your left hand side.

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: ///slouched.rubble.narrate

The Land

This land sale offers a rare opportunity to purchase two paddocks which offer good quality grazing together with a mobile shelter building which houses two stables which benefits from electrical wiring which has previously been connected up to a generator. The property does not benefit from a water supply. Located to the end of the stables is a small storage shed which is currently used as a feed store.

The property benefits from access over third party land from the public highway, as coloured yellow on the sale plan, and is split into two main grazing areas with one paddock extending

to 1.61 acres (0.65 hectares) and the other extending to 0.43 acres (0.17 hectares). The remainder of the land comprises an amenity area and stable area.

There is a further corrugated tin shed located in the second paddock which again could be used for storage.



The land is southerly facing and lying between 220 metres – 230 metres above mean sea level and enjoys expansive views over the surrounding countryside and nearby Lakeland fells.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Dacre is to be 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 new 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.

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Tenure

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

Water

There is no water supply to the Property.



Access

The land at Dacre enjoys roadside access off the Council highway via an area of land in third party ownership. The property benefits from a legal right over the third party land which is detailed as follows:

“a right for the owners and occupiers of the Property to pass and repass at all times over and along the access located on the adjoining land with or without vehicles and / or animals for all purposes in connection with obtaining access to and egress from the Property.”

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 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

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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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 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 not to 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 the buildings any machinery or livestock.

Viewing & Further Information

Viewing of the land at Dacre 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. Do not disturb any livestock grazing the land and all viewing is 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

Personal Interest Declaration

Estate Agency Act 1979. Please be advised the Vendor is an employee of PFK Plc.

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

Lake District National Park
Murley Moss, Oxenholme Road, Kendal, Cumbria, LA9 7RL
Tel: 01539 724555
Email: hq@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.

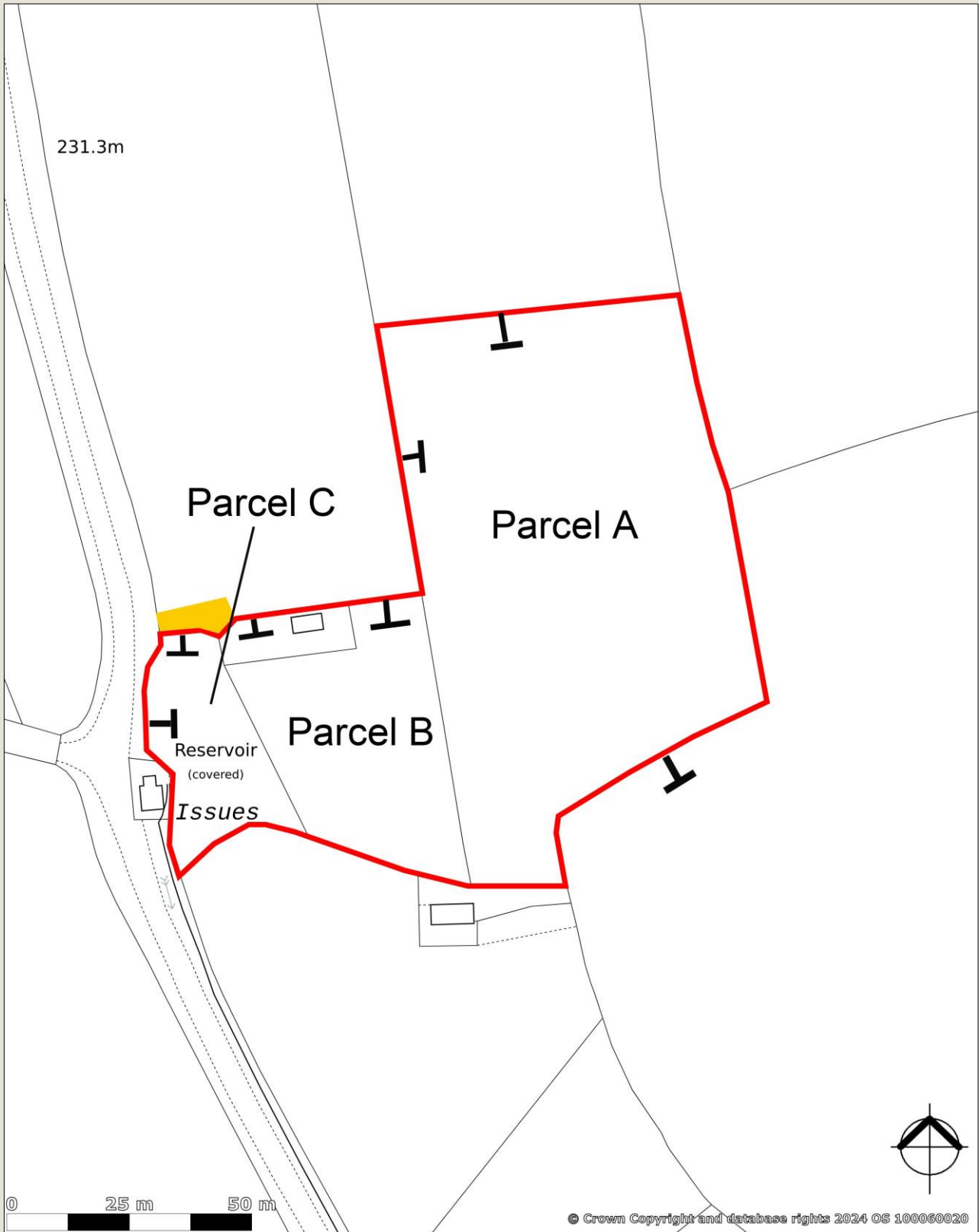
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Photographs Taken: June 2024

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Sale Plan



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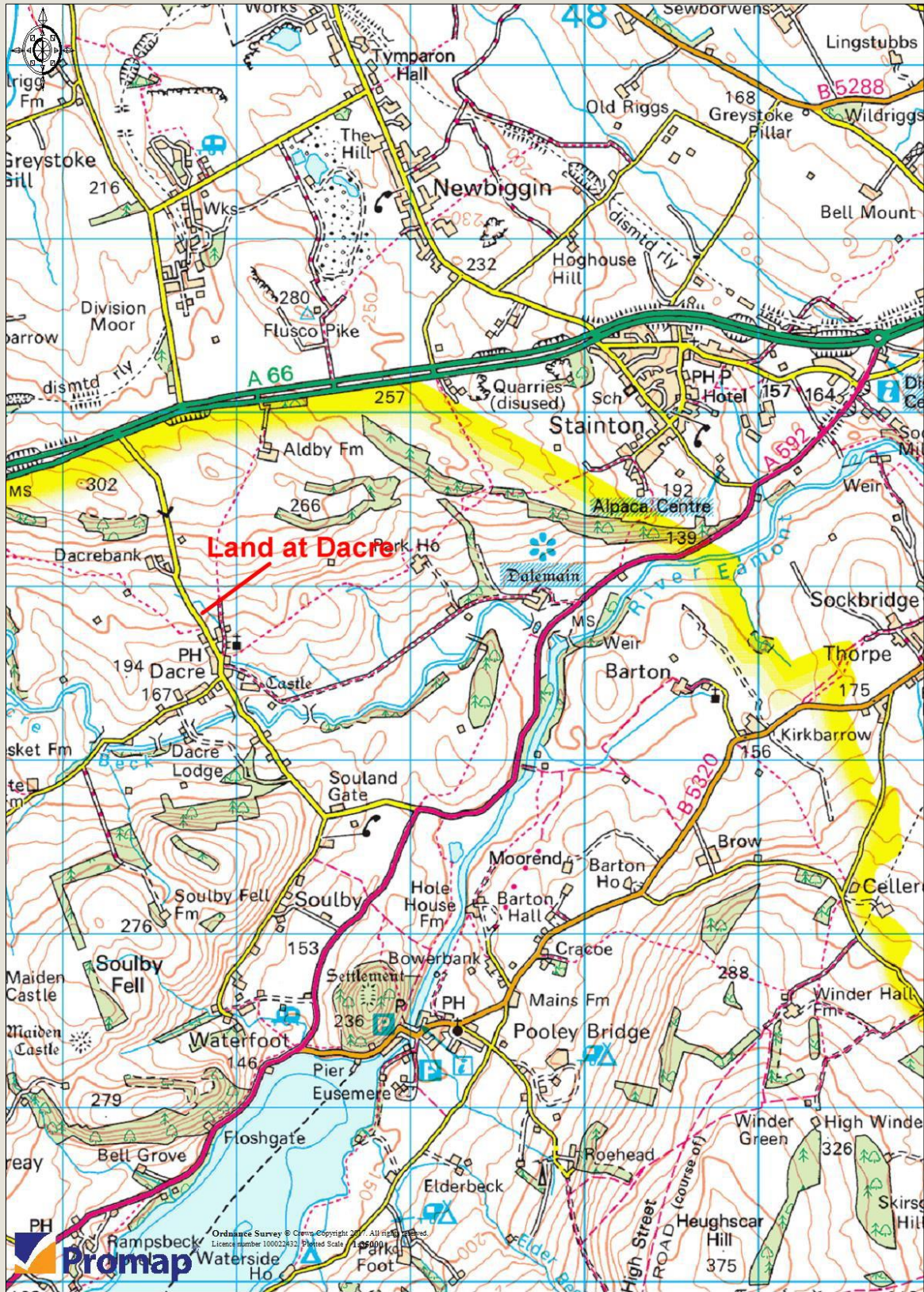
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rural@pfk.co.uk

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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/LS634

Date: June 2024

Dear Sir/Madam

Land at Dacre

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 any property belonging to a 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.

I can confirm that the land has been placed on the market with a guide price of offers over £35,000 (Thirty 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 offers for the land being accepted.

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 Dacre which we are marketing.

Yours sincerely



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

Encl.

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