

JKE/AMB/LS612

19<sup>th</sup> October 2021

Dear Sir/Madam

## Sale of Land at Bampton

I am writing to you as you have previously expressed an interest in the land which we are currently marketing at Bampton.

We have been instructed to set a closing date for informal offers for the land of 12 noon on Thursday 4<sup>th</sup> November 2021.

Therefore, if you do wish to make an offer for this land then please ensure that this is submitted in writing either by post to PFK Land Agency, Agricultural Hall, Skirsgill, Penrith, CA11 0DN with 'Land at Bampton' written in the top corner of the envelope. Alternatively, please email any offer to our Office Manager, Jessica Knight to [JessicaKnight@pfk.co.uk](mailto:JessicaKnight@pfk.co.uk) with 'Offer for Land at Bampton' in the subject line and ensure that this reaches us by 12noon on Thursday 4<sup>th</sup> November 2021.

**Note that a small area of land adjacent to the access gate to the field is specifically excluded from this sale. The exact extent of the land is shown by way of a plan on the reverse of this letter as outlined in red. This area of land is shown as excluded from the sale on the plan within the main particulars, but the attached plan shows the area in greater detail for clarification.**

If you have any interest whatsoever in relation to the land, then please do ensure that we receive your offer in writing prior to the closing date of 12noon on Thursday 4<sup>th</sup> November 2021, after which we will pass on all of the offers to the vendor and take instructions from there. We will be back in touch once we have discussed matters with our client.

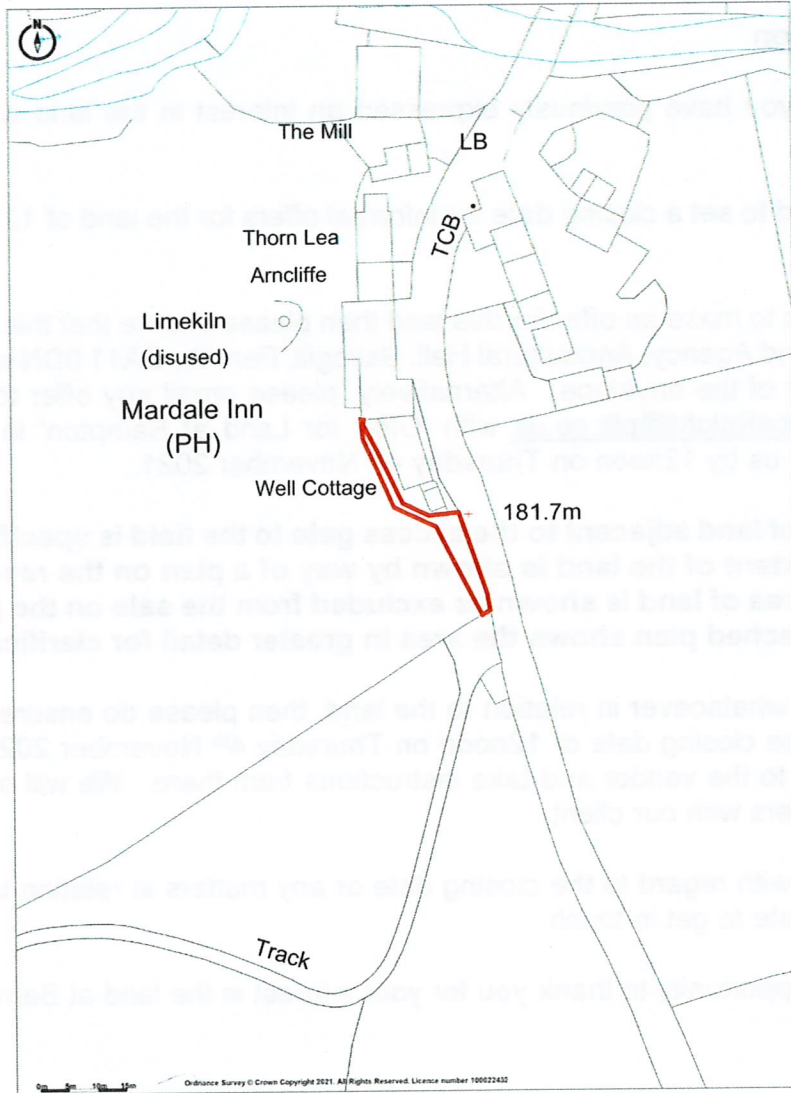
If you have any queries with regard to the closing date or any matters in relation to the land in general, then please do not hesitate to get in touch

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

Yours faithfully



Jo Edwards MRICS



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1000. Paper Size - A4



# PFK

01768 866 611  
landagency@pfk.co.uk

pfk.co.uk



## Land at Bampton, Penrith, Cumbria

- 27.13 acres (10.97 ha) of permanent pasture
- Roadside Access
- Natural Water Supply
- For Sale by Private Treaty



# Introduction

The land at Bampton lies to the south-west of the Lake District village of Bampton and offers an opportunity to purchase a useful block of a mix of mowing and grazing land.

The land benefits from roadside access together with a natural water supply.

## Schedule of Acreages

| Field Parcel No. | Hectares      | Acres        |
|------------------|---------------|--------------|
| NY5117 4300      | 2.054         | 5.08         |
| NY5117 3600      | 3.456         | 8.54         |
| NY5118 2800 pt.  | 5.193 est.    | 12.83 est.   |
| NY5118 2217      | 0.235         | 0.58         |
| NY5118 4217 pt.  | 0.040 est.    | 0.10 est.    |
| <b>Total</b>     | <b>10.978</b> | <b>27.13</b> |

## Directions

From Penrith, head south on the A6. Upon reaching a mini roundabout at Eamont Bridge, turn right sign posted Tirril / Pooley Bridge, B5320. Proceed along here for approximately 1 mile until you reach a turning to the left signposted Askham and Haweswater. Take this left hand turn and proceed along this road passing through the villages of Askham, Helton and Butterwick. Upon entering the village of Bampton, opposite the village store / Post Office take a turning to the right crossing the bridge over the river and proceed along this road approximately 250 meters and the land is located on your right hand side.

From the south, leave the M6 motorway at Junction 39 and proceed into the village of Shap. Head north through Shap on the A6. Just prior to leaving the village, take the turning to the left signposted Bampton and Haweswater. Follow this road until you reach the hamlet of Bampton Grange. Pass through Bampton Grange and upon leaving the village just after having crossed the River Lowther, take the road to the right which is signposted Helton, Askham and Penrith. Proceed along here into the village of Bampton and at the point when you reach the village store / Post Office, turn left over the bridge and proceed 250 metres and the land is on your right hand side.

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

## The Land

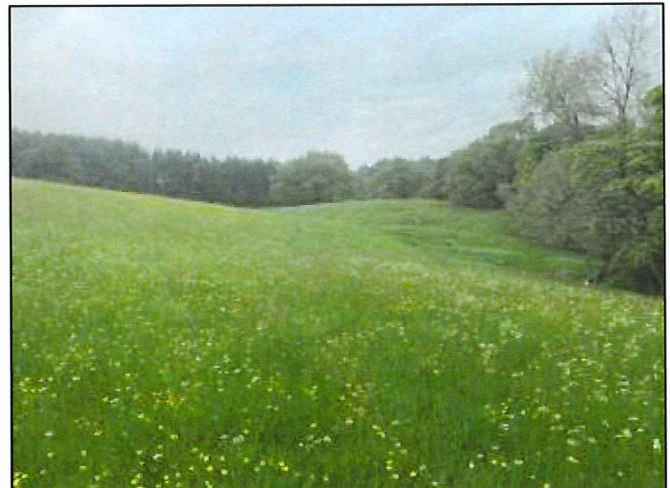
This land offers an opportunity to purchase a block of extremely useful mowing and grazing land which is in good heart. At the most southerly end of parcel 2800 pt. is a timber constructed store. In addition, there is a small area of hard standing just inside the access gate in parcel 4300 upon which are sited a basic set of sheep handling pens.

The land rises up from the access point off the public highway to the south-west and is undulating in nature but offers good free draining land.

The land is bounded by a mix of post and wire fences and drystone walls.

The land rises from approximately 185 metres above mean sea level to the highest point being approximately 240 metres above mean sea level.

The land falls within the Severely Disadvantaged Area for Basic Payment purposes and is not within any form of environmental scheme.



## Common Rights

Attached to the land are the following common land grazing rights which are included in the sale:

The right to graze the following:

- 39 ewes
- 19 shearlings
- 19 hoggs



These rights are registered on the following commons:  
CL0085 – Bampton Common  
CL0089 – Knipe Moor and Knipescar Common  
CL0090 – Bomby Green Common

## General Remarks, Reservations & Stipulations

### Method of Sale

The land at Bampton is to be offered for sale by private treaty as a whole.

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 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 Selling Agents as soon as possible in order that they are kept abreast of any changes to the marketing of the land.



### Tenure

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

### Water

The land benefits from a natural water supply.

## Money Laundering Obligations

Under current 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.

## 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 particulars, there are two public footpaths running through field parcels 4300 and 3600. There are also overhead powerlines crossing the land.

Lowther Estate have a right of access across parcels 4300, 3600 and 2800 for the purposes of access to and egress from Ireland Wood and for timber extraction purposes.

No noisome noxious or offensive trade or manufacture shall be carried out or permitted on the Property.

No building, erection or structure erected or placed on the Property shall be used without the consent in writing of Lowther Estates other than for the purpose of a private dwelling house, or the carrying on of a profession or of agriculture sport or forestry. No building or erection whatsoever shall be erected unless a ground plan showing the position and the provision for drainage of both sewerage and surface water have been approved by



Lowther Estate. The expression building or erection shall include any boundary wall or fence.

Any Purchasers will be deemed to 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. Bethanny Bamber acting.

Tel: 01768 862007

Email: bethanny.bamber@arnisonheelis.co.uk

## Sporting & Mineral Rights

The sporting rights are included within the sale as far as they are within the ownership of the Vendor.

The mineral rights are specifically excluded from the sale as they outwith the ownership of the Vendor.

## Basic Payment Scheme (BPS)

The land at Bampton falls within the Severely Disadvantaged Area for BPS Purposes. An application has been successfully made to establish and activate Entitlements under the Single Payment Scheme. In addition, claims have been submitted under the BPS and for the avoidance of doubt, the Vendor has claimed the 2021 BPS payment.

With regard to the 2022 BPS payment, the entitlements will be transferred to the Purchaser to enable them to claim Basic Payment Scheme monies for 2022.

The entitlements for the land and common rights are included in the sale and comprise the following:

10.95 SDA entitlements

8.15 Moorland entitlements

The transfer of entitlements will be made upon completion of the sale. It is the responsibility of the successful Purchaser to ensure that they are eligible to acquire the entitlements under the terms of the BPS.

Transfers will be made in accordance with the regulations of the Scheme and will be carried out by PFK Land Agency for which a fee of £200 plus VAT will be payable by the transferee. A copy of the 2021 BPS application will be available for inspection at the offices of the sole selling agent by prior appointment.



The Purchaser will be required to comply with the terms of the BPS application for 2021 and will indemnify the Vendor against any breaches of conditions in particular in respect of cross compliance.

## Quotas & Higher Level Stewardship Schemes (HLS)

For the avoidance of doubt there are no livestock quotas nor Stewardship Schemes included in this sale.

## Fixtures & Fittings

All fixtures and fittings referred to in these particulars will be included in the sale unless otherwise stated. The fixtures and fittings present on the land are included in the sale.

## Measurements

Measurements are approximate and must not be relied upon.

## Land Status

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

## Boundaries

As far as the Vendors are 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 are for reference only. Any prospective Purchaser(s) will have deemed to have satisfied themselves of the land and schedule



## Health & Safety

Given the potential hazards of an 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 also respect any livestock on the property and do not cause disturbance to them.

Please be mindful of Government regulations with regard to COVID-19 and respect social distancing at all times when inspecting the land, both to protect yourselves and other parties.

## Viewing & Further Information

The land at Bampton may be viewed at any reasonable daylight hour provided a copy of these particulars is to hand. 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)

### Lake District National Park Authority

Murley Moss, Oxenholme Road, Kendal, LA9 7RL

Tel: 01539 724555

Email: [hq@lakedistrict.gov.uk](mailto:hq@lakedistrict.gov.uk)

Web: [www.lakedistrict.gov.uk](http://www.lakedistrict.gov.uk)

### United Utilities

Dawson House, Great Sankey, Warrington WA5 3LW

T: 01925 237000

F: 01925 237073

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

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

### Rural Payments Agency

PO Box 352, Worksop, S80 9FG

Tel: 03000 200 301

Email: [ruralpayments@defra.gov.uk](mailto:ruralpayments@defra.gov.uk)

Web: [www.rpa.gov.uk](http://www.rpa.gov.uk)

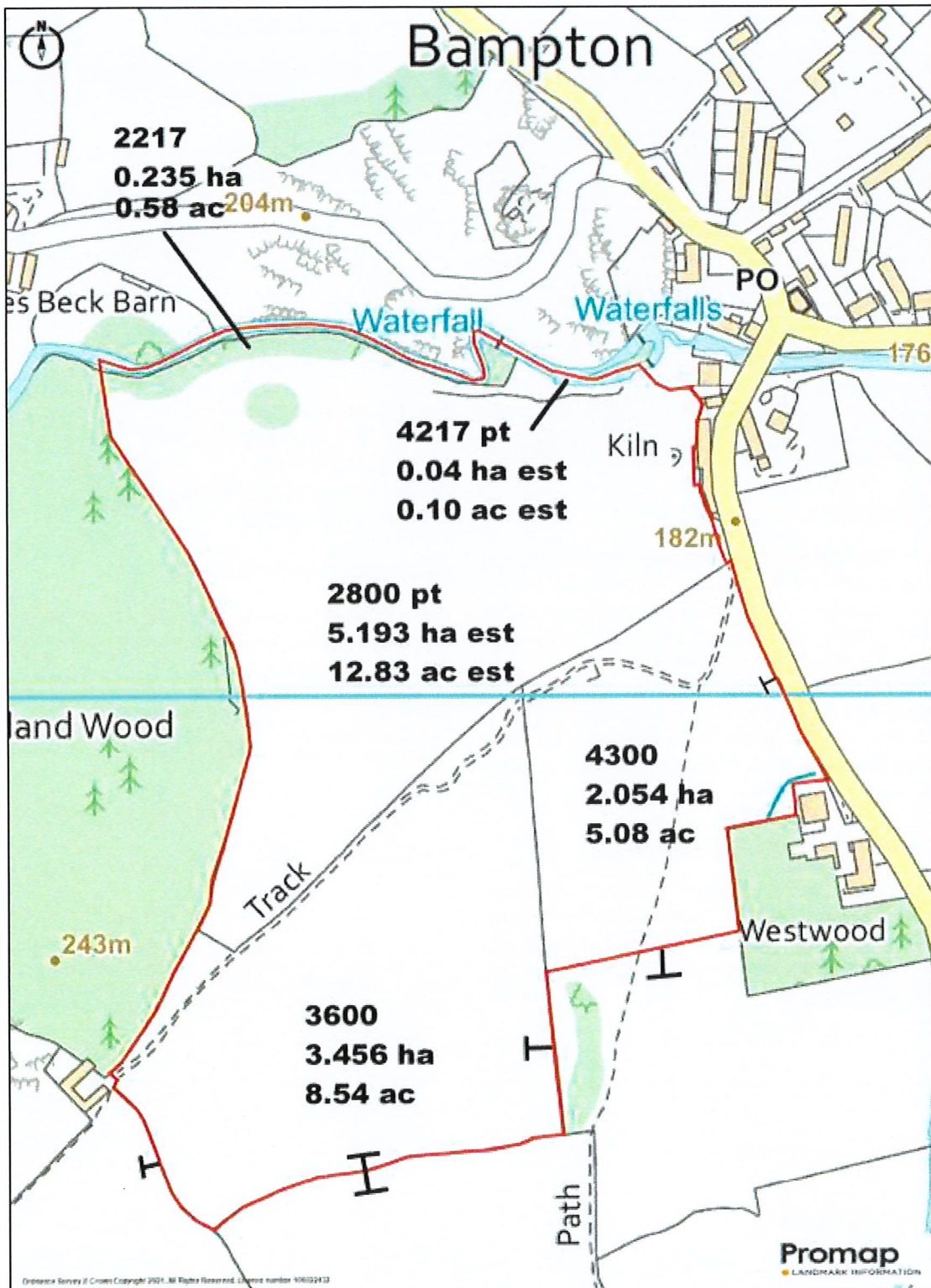
## General Reservations

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:        | September 2021 |
| Particulars Prepared: | June 2021      |
| Photographs Taken:    | June 2021      |



# Sale Plan



01768 866 611  
landagency@pfk.co.uk

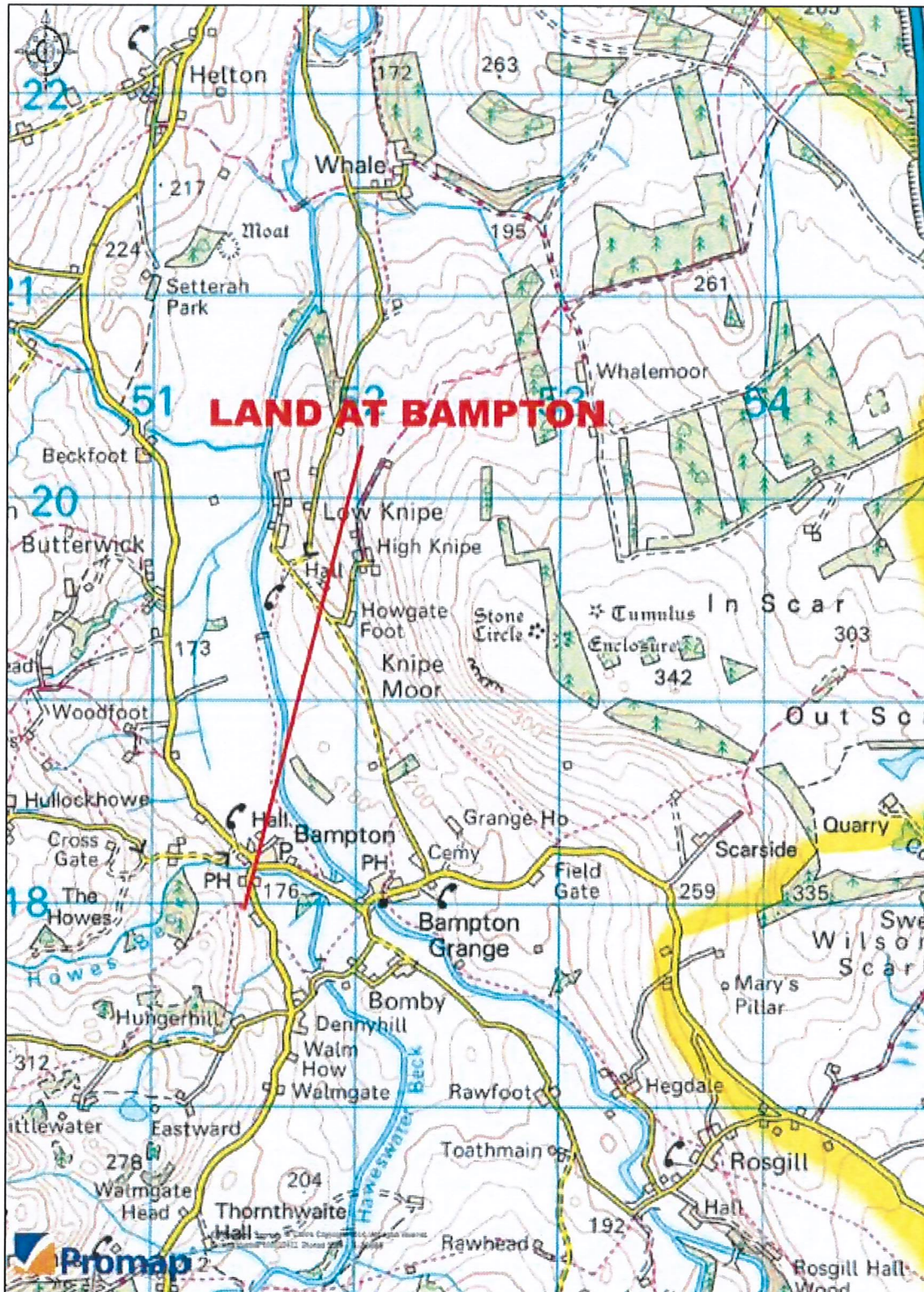
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Agricultural Hall  
Skirsgill, Penrith  
Cumbria CA11 0DN



# Location Plan

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Agricultural Hall  
Skirsgill, Penrith  
Cumbria CA11 0DN

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# Disclaimer

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## **Sale & Location Plans**

For Guidance Only – Not to Scale

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## **Important Notice**

Penrith Farmers' & Kidd's Plc 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 Penrith Farmers' & Kidd's Plc 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, Penrith Farmers' & Kidd's Plc 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: 10553 in England

Registered Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

Telephone (01768) 866611



JKE/AMB/LS612

September 2021

Dear Sir / Madam

## **Sale of Land at Bampton**

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

We confirm that the property has been placed on the market at a guide price of £200,000.

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 party. Please also respect any livestock grazing the land.

Please ensure that you also adhere to all Government regulations in regard to COVID whilst viewing the property to ensure both your safety and that of any others who are present at the time.


If you are interested in the property, we advise that you register your interest with PFK Land Agency as soon as possible so 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 on interested parties prior to any offer being accepted.

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

Please may I take this opportunity to thank you for your interest in the land at Bampton.

Yours faithfully



Jo Edwards MRICS



