




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



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- Approximately 22.12 acres (8.95 hectares) or thereabouts of mowing & grazing land & amenity woodland.
- Roadside access.
- Stone hoggest.
- For sale as a whole.

 01768 866 611

 rural@pfk.co.uk

Introduction

The sale of land at Renwick offers an opportunity to purchase a useful block of mainly mowing land extending to approximately 22.12 acres (8.95 hectares) together with two small areas of amenity woodland / scrub totalling 0.59 acres (0.24 hectares).

The land will be of interest to farmers looking to expand their existing land holding together with those with amenity, conservation or alternative land use interests.

The land benefits from direct roadside access off the public highway on two sides, and a small hoggest.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY5843 8349	1.83	4.52
NY5843 7255	0.2	0.49
NY5843 7842	2.03	5.02
NY5843 6640	3.22	7.96
NY5843 7626	1.63	4.03
NY5843 7418	0.04	0.10
TOTAL	8.95	22.12

Directions

From Penrith, head east on the A686 for approximately 3¾ miles taking the left hand turn on to the B6412 signposted Great Salkeld and Lazonby. Take the left hand turn following the road through the village of Great Salkeld until reaching the T junction in the centre of Lazonby. At the T junction, turn right and continue to follow the B6413 through the village of Kirkoswald until reaching High Bank Hill. Within the hamlet of High Bank Hill, turn off the B6413 on to the road signposted Scales Hall and Renwick. Proceed along this road for approximately 2 miles until you reach a T junction. At the T junction, the land is located on the right.

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: ///hesitate.cobras.treatment.

The Land

This land sale offers an opportunity to purchase a useful block of mowing and grazing land with excellent roadside access.

There is a small area of mature woodland which is unfenced from one of the parcels of land which provides excellent shelter for livestock, but could equally be fenced off to create a small woodland parcel.

The land benefits from a small stone under sandstone slate roof hoggest located in parcel 7626 which can be utilised either for storage or livestock housing.

The land lies between 220m and 240m above mean sea level, falls within the Non-Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF classification system.



General Remarks, Reservations & Stipulations

Method of Sale

The land at Renwick 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 Agent as soon as possible in order that they are kept abreast of any changes to the marketing of the land.

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Money Laundering Obligations

As part 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.

Tenure

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

Water

The land does not benefit from a water supply. The current supply which serves the land is via a supply over third party property which is a private arrangement. For the avoidance of doubt there is no legal right for a supply of water to the land.



Access

The land at Renwick 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.

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

Cartmell Shepherd Solicitors, 4 Main Street, Cockermouth, Cumbria, CA13 9LQ.

Tel: 01900 876123

Email: holly.berwick@cartmells.co.uk

Holly Berwick acting.

Sporting & Mineral Rights

The land offered for sale is former copyhold of the Lord of the Manor of Renwick and therefore the manorial rights are excluded from the sale.

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 nor 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'

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marks. When no mark is shown, there is no further information available.

Plans & Schedule of Areas

The plans attached to these particulars are based on Rural Land Registry plans and are for reference only. Any 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 the buildings and/or livestock.



Viewing & Further Information

Viewing of the land at Renwick 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 and **NO** vehicular access is to be taken to the land.

For all enquiries 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 Fax: 01925 237073
Email: info@uuplc.gov.uk
Web: 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.

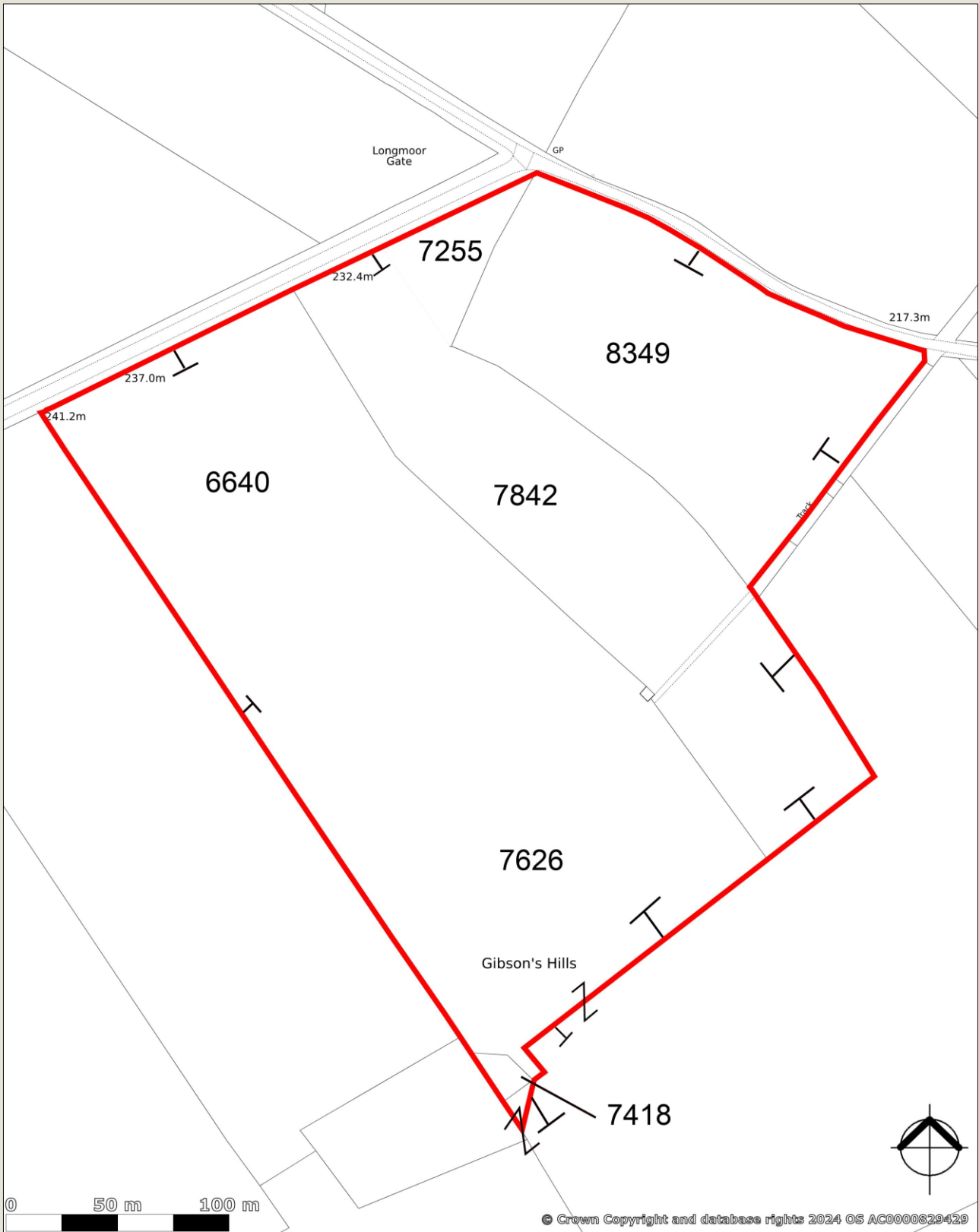
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Sale Plan



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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

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Sale & Location Plans

For Guidance Only – Not to Scale

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Our ref: JKE/AMB/LS641

Date: October 2024

Dear Sir/Madam

Land at Renwick, Penrith

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 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 has been placed on the market with a guide price of £210,000 (Two Hundred and Ten 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 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 Renwick which we are currently marketing on behalf of our client.

Yours sincerely



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

Encl.

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