

Our ref: JKE/EAB/LS635

Date: 22nd July 2024

Dear Sir/Madam

Land at Bald How Matterdale

I write subsequent to your enquiry about the land we are currently marketing at Bald How, Matterdale.

We have been instructed to set a closing date for offers for the property of **12 noon, Monday 29th July 2024**.

If you are interested in making an offer for the property, then I would be grateful if you could please put your offer in writing, making it clear whether your offer is a cash offer or whether it is subject to a mortgage/financial borrowing, or reliant on the sale of another property.

If you have previously made an offer for the property, we will leave this offer on the table, unless we are instructed otherwise by yourselves to either withdraw the offer or if we receive an alternative offer from you in writing by the closing date.

If you would be so kind as to detail your offer in writing and submit this to myself, in a sealed envelope, with "Land at Bald How" written on the top left hand corner by **12 noon on Monday 29th July 2024**, at the very latest.

Once we are in receipt of all offers, these will be opened and discussed with the vendors and we will then revert to all parties once we have received instructions.

If you have any queries with regard to the above or the property 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 Bald How.

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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T: 01768 866 611
W: pfk rural.co.uk



Land at Bald How, Matterdale, Penrith, Cumbria For Sale by Private Treaty



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- Approx 9.04 Acres (3.66 Ha) of grazing land
- Roadside access
- Natural water supply
- For Sale as a Whole

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land at Bald How offers an opportunity to acquire a block of grazing land extending to approximately 9.04 acres (3.66 hectares). The land will be of interest to people with amenity, environmental, or smallholding interests together with farmers looking to expand their existing landholdings and people looking at alternative land uses.

The land is offered for sale as a whole and benefits from having direct roadside access.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY4023 3661	2.15	5.31
NY4023 4761	1.51	3.73
TOTAL	3.66	9.04

Directions

From J40 of the M6 motorway at Penrith, take the A66 westbound towards Keswick. At the first roundabout, continue straight ahead along the A66 continuing for approximately 5 miles until you reach a left hand turn signposted Matterdale. Take this left hand turn and continue along this road towards Matterdale End for approximately 2¼ miles until you reach a left hand turn signposted Dockray and Ullswater. Turn left and continue for approximately 450 metres passing over a small humpback bridge and the land is then located on your right 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: ///cheering.dashes.daydream

The Land

This block of land comprises what was previously two enclosures but is now one parcel of grazing land which extends to approximately 9.04 acres (3.66 hectares) or thereabouts. The land benefits from having roadside access and a natural water supply. It is bounded by a mix of post and wire fencing and a short section of drystone wall. The land is bisected by a derelict drystone wall.

The land lies at approximately 250 metres above mean sea level and is classified as Severely Disadvantaged.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Bald How is 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 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 benefits from a natural water supply.

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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.



Access

The land at Bald How 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.

In particular, there are overhead power lines running through the block of land.

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: jane.jackson@arnisonheelis.co.uk

Jane Jackson acting.

Sporting & Mineral Rights

The subject land is former customary freehold, and therefore it is believed that the mines and mineral rights maybe reserved to the Lord of the Manor.

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 mark is shown no further information is available.

Plans & Schedule of Areas

The plans attached to these particulars are based on Rural Land Registry data and 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

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

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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.

Viewing & Further Information

Viewing of the land at Bald How 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

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.

First Edition: July 2024

Particulars Prepared: July 2024

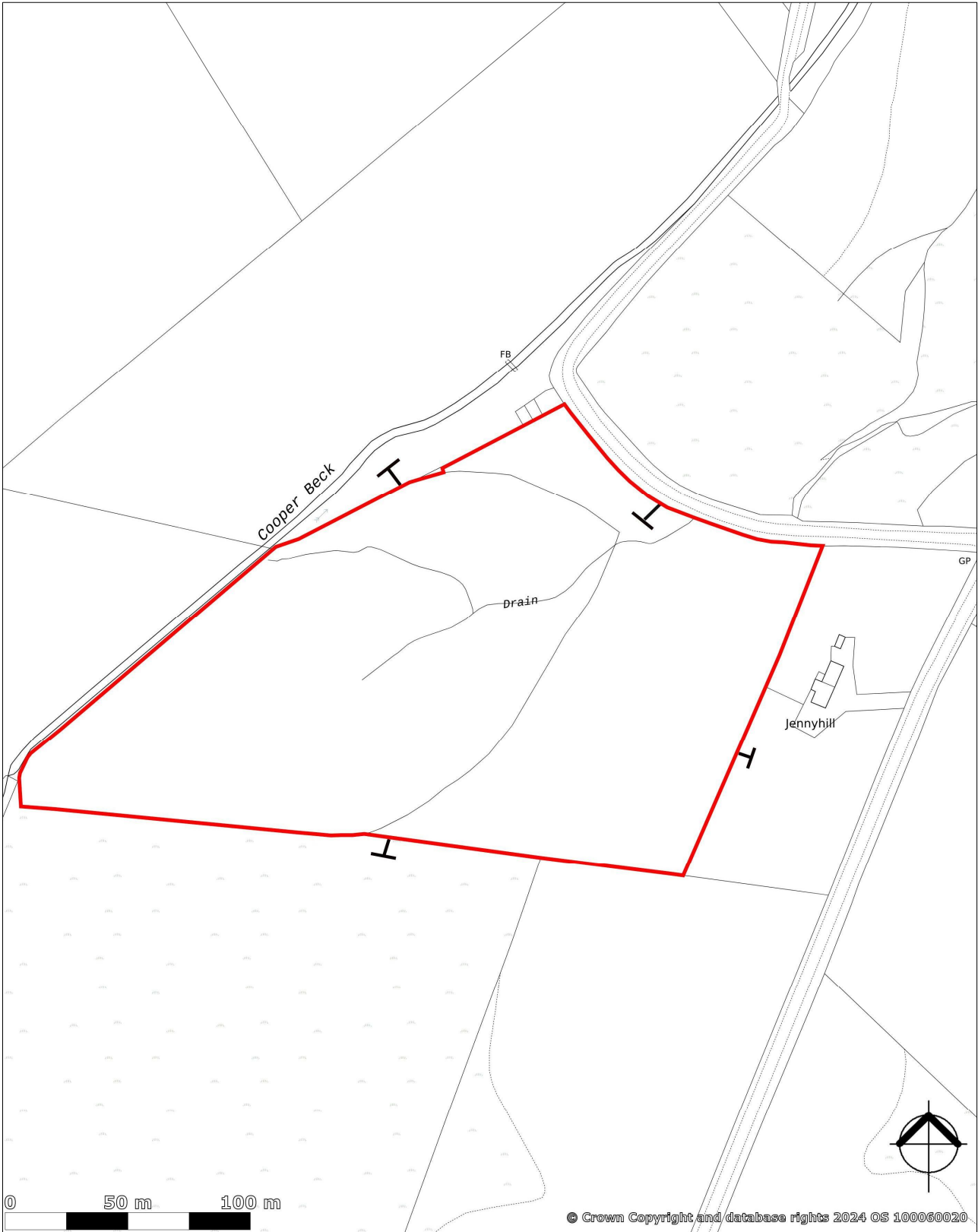
Photographs Taken: June 2024

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

Sale Plan



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01768 866 611

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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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Date: July 2024

Dear Sir/Madam

Land at Bald How, Matterdale

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 land.

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 £40,000 (Forty 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 Bald How which we are marketing.

Yours sincerely



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