




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



Guide Price – £25,000

- 3.23 Acres (1.32 Hectares) or thereabouts
- Permanent pasture with diverse field trees
- For sale as a whole

 01768 866 611



rural@pfk.co.uk

Introduction

This sale of land at Great Salkeld offers a rare opportunity to purchase a parcel of agricultural land, with significant amenity value and importance to wildlife, 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; and also people looking at alternative land uses.



Directions

From the centre of Great Salkeld, take Eden Lane eastward, heading down the hill towards the River Eden. The land is accessed up a banked verge on the left hand side.

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: [///pavement.landowner.using](https://www.what3words.com/pavement.landowner.using)

The Land

This land sale offers an excellent opportunity to purchase a parcel of land located on the edge of Great Salkeld village.

The land is dominated by a steep bank which becomes a rounded, wooded hill which benefits from views down to the River Eden and railway viaduct on the Settle to Carlisle line. The wood on the hill is historically known as Huffa Plantation.

The land is accessed off Eden Lane which runs east from the village to the river. There is a steep verge to the gate which makes vehicle access to the difficult.

The land lies at approximately 100 metres above mean sea level. The land is within a nitrate vulnerable zone and is Grade 3 under the former MAFF land classification system.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY 5536 4794	1.32 est.	3.23 est.
Total	1.32 est.	3.23 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.



PFK

RURAL

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

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 Eden Lane to the east of Great Salkeld. This access is quite steep and vehicular access would be difficult.

Water

There is no mains water supply. There is a stream which runs through the most easterly section of the land, below Huffa Plantation.

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

Milne Moser Solicitors
Address: 100 Highgate
KENDAL
LA9 4HE
Tel : 01539 729786

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)

The land is sold without any right to Basic Payment monies.

Quotas & Environmental Schemes

For the avoidance of doubt there are no livestock quotas or milk quotas included within this sale and there are no schemes currently in place on the land.

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.



PFK

RURAL

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

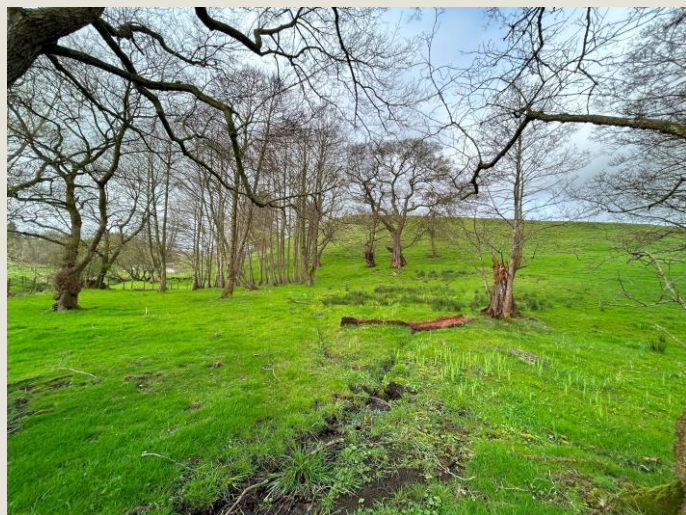
All fixtures and fittings referred to in these particulars will be included in the sale unless stated otherwise.

Measurements

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 of the property for your own personal safety.



Viewing and Further Information

Viewing of the land at Great Salkeld 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 James Martin 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

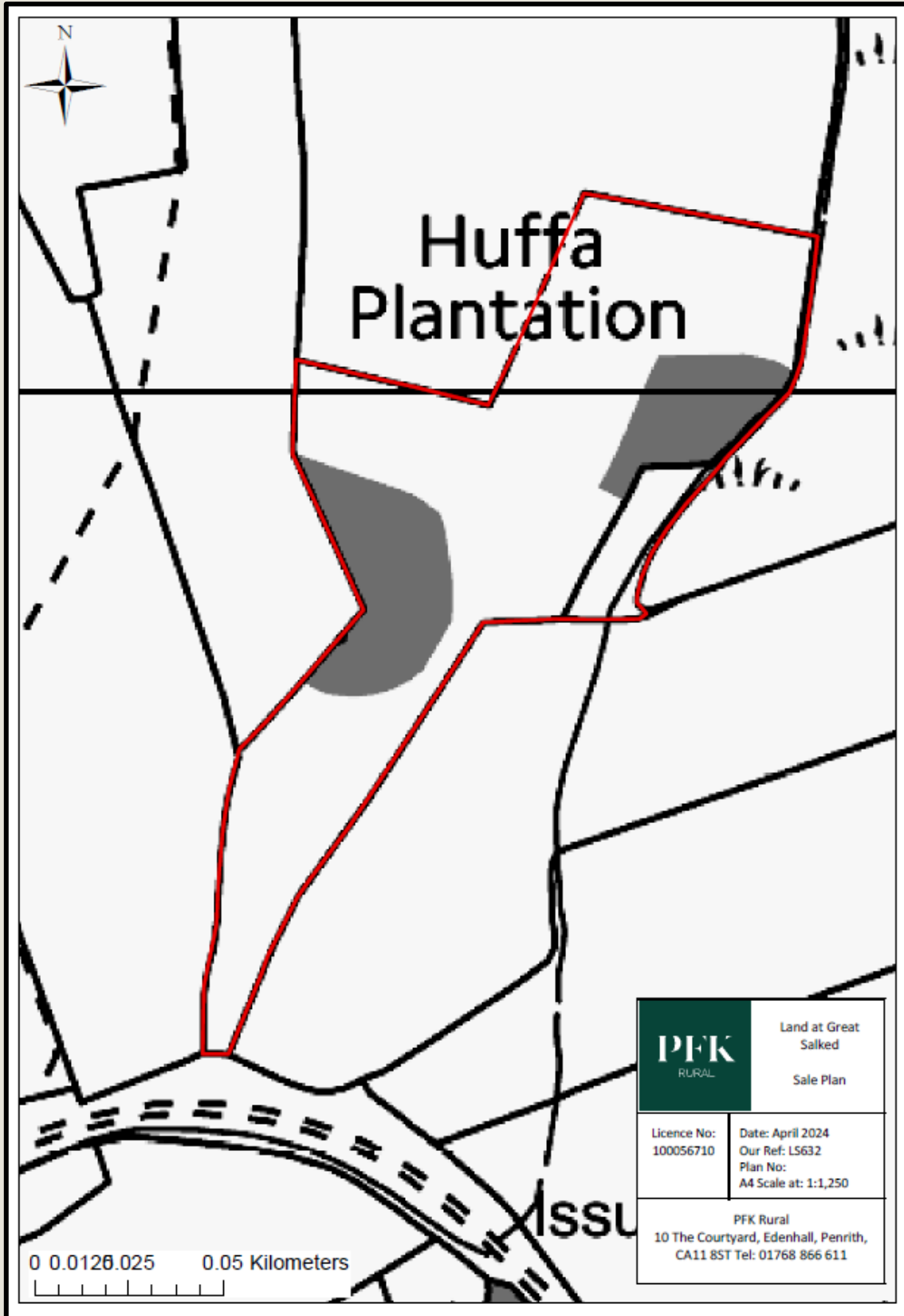
Westmorland & Furness Council Council
Town Hall, Penrith, Cumbria, CA11 7QF
Tel: 01768 817817
Web: www.westmorlandandfurness.gov.uk

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: April 2024
Particulars Prepared: April 2024
Photographs Taken: April 2024

Sale Plan



PFK

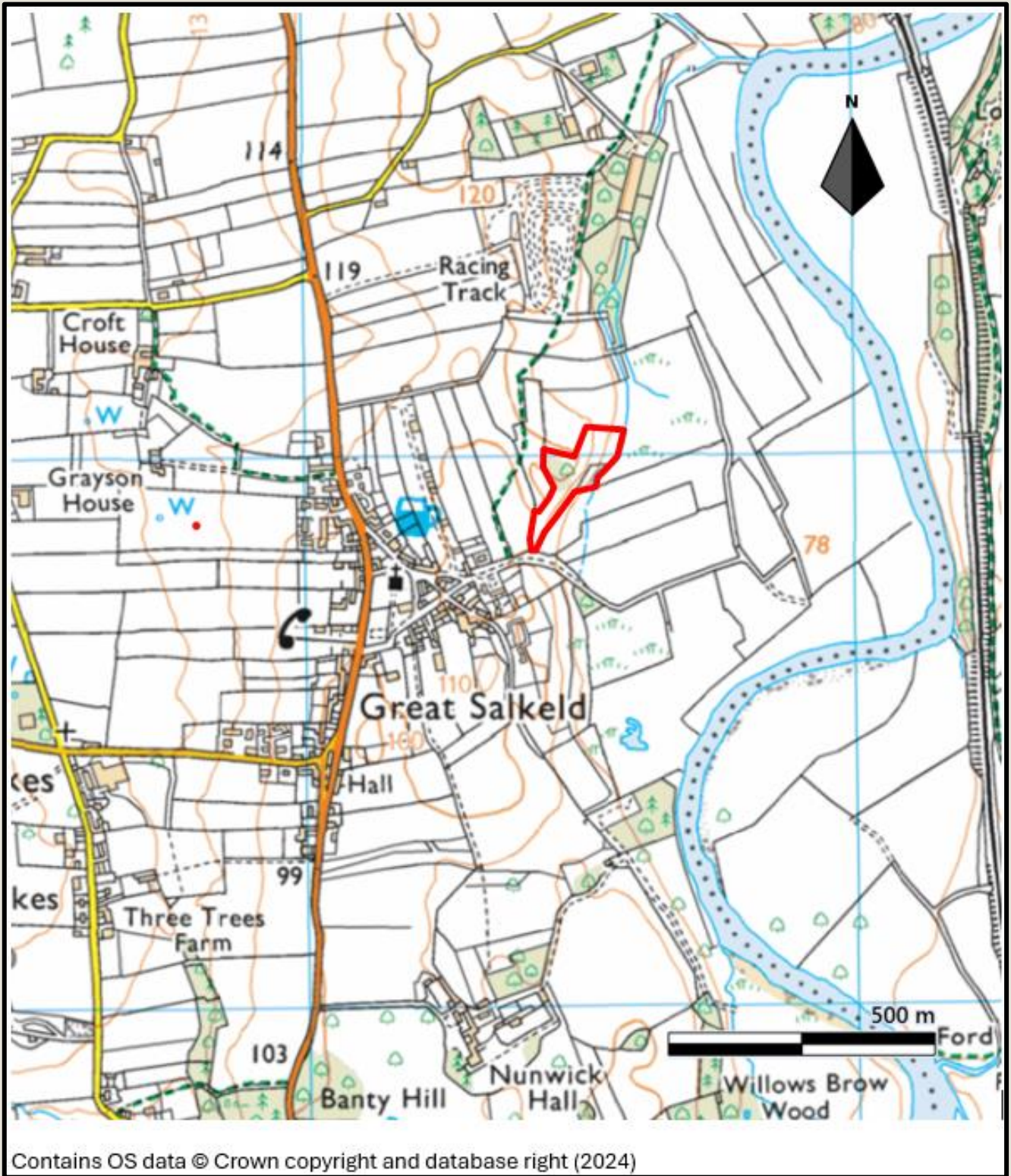
RURAL

01768 866 611

rural@pfk.co.uk

pfkrural.co.uk

Location Plan



PKK

RURAL

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

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

PFK

RURAL

 01768 866 611

 rural@pfk.co.uk

 pfk rural.co.uk