

Our ref: JKE/AMB/LS649

Date: 7th July 2025

Dear Sir/Madam

Sale of Land at Kirkby Stephen
Closing Date for Offers

We have been instructed by our clients to set a closing date for offers in regard to the land which we are currently marketing at Kirkby Stephen.

The closing date for offers for the land has been set for **12 noon on Friday 25th July 2025**.

If you have already made an offer for the land, then unless we are notified by yourself otherwise, this offer will remain in place. If you do wish to revise your offer, then please do so and submit your offer as per the details set out below.

Please note that no offers received after today's date will be opened by ourselves prior to the closing date and therefore, we will have no idea about the level of any offers received.

As set out above, the closing date which has been set for this land is **12 noon, Friday 25th July 2025**. All offers must be submitted in writing to PFK Rural, Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN prior to the aforementioned time and date. Any offers received after the closing date may not be taken into consideration by the Vendors.

Therefore, if you are wishing to submit an offer for the land at Kirkby Stephen then please ensure that you include all of the information requested below and once the closing date has passed, all offers will be opened and then reported to the Vendors.

Please submit any offer for the land as detailed below:

1. Please submit your offer in a sealed envelope marked '**Land at Kirkby Stephen**' in the top left hand corner.
2. No escalating offers or offers made by reference to any other offer will be considered.

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

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 is to be purchased in, 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 guarantee that the Vendors will contemplate the offer made for the land.

Once 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' instructions.

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 Friday 25th July 2025.

Yours sincerely



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




Land at Kirkby Stephen, Cumbria For Sale By Private Treaty



PFK

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- Approximately 0.94 acres (0.38 hectares) or thereabouts 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 Kirkby Stephen offers an opportunity to purchase a useful parcel of grazing land, together with access to the River Eden and is located approximately ½ mile to the North West of the market town of Kirkby Stephen.

The land benefits from direct roadside access off the public highway and has a natural water supply.

The land will be of interest to those looking for amenity, conservation, equestrian or alternative land use interests.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY77092582 pt	0.38 est.	0.94 est.
TOTAL	0.38 est.	0.94 est.

Directions

From Kirkby Stephen head north leaving the town on the A685 and approximately 250 meters after passing the petrol station on your right hand side, take the left hand turn onto the B6259 signposted for Warcop and Appleby. Proceed along this road for approximately 300 meters and the land is located 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.

What3Words: ///twist.upsetting.unfair

The Land

This land sale offers an opportunity to purchase a useful and accessible parcel of land, which benefits from roadside access and a natural water supply.

The land is flat in topography with direct access to the River Eden, which forms the parcel's eastern boundary.

The land lends itself ideally to small holding purposes, equine interests or as a general amenity purchase.

The land is bounded by a mix of drystone walls, hedgerows and post and wire fences and lies at approximately 150m above

mean sea level and falls within the Non-Severely Disadvantaged area.

The land is classified as Grade 3 under the former MAFF Land Classification System.



General Remarks, Reservations & Stipulations

Method of Sale

The land at Kirkby Stephen 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 Selling 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 a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and transfer funds (information on the payer) regulations 2017) relating to property transactions, the selling agents are obliged to carry out Customer Due Diligence checks on all prospective Purchasers prior to any transaction being completed. Please contact the selling agents for the information required to register.

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.

Access

The land at Kirkby Stephen 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:

GKM Solicitors, Unit 22, Cumberland House, Kirkby Stephen Business Park, St Luke's Road, Kirkby Stephen, Cumbria, CA17 4HT

Tel: 017683 47788

Email: info@gkmsolicitors.co.uk

Alex Birtles acting.

Sporting & Mineral Rights

The Sporting and Mineral Rights are included within the sale in so far as they are owned by the Vendors.

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 3 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, there is no further information available.

Plans & Schedule of Areas

The plans attached to these particulars are based on Rural Land Registry data and Ordnance Survey and are for reference only. Any prospective Purchaser will have deemed to have satisfied themselves of the land and schedule.

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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 property, we request that you take as much care as possible when making your inspection for your own personal safety, particularly around livestock and the adjacent River Eden.



Viewing & Further Information

Viewing of the land at Kirkby Stephen 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 or any property belonging to third parties whilst viewing the land. Do not disturb any livestock grazing the land and all viewings are to be undertaken on foot at all occasions 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

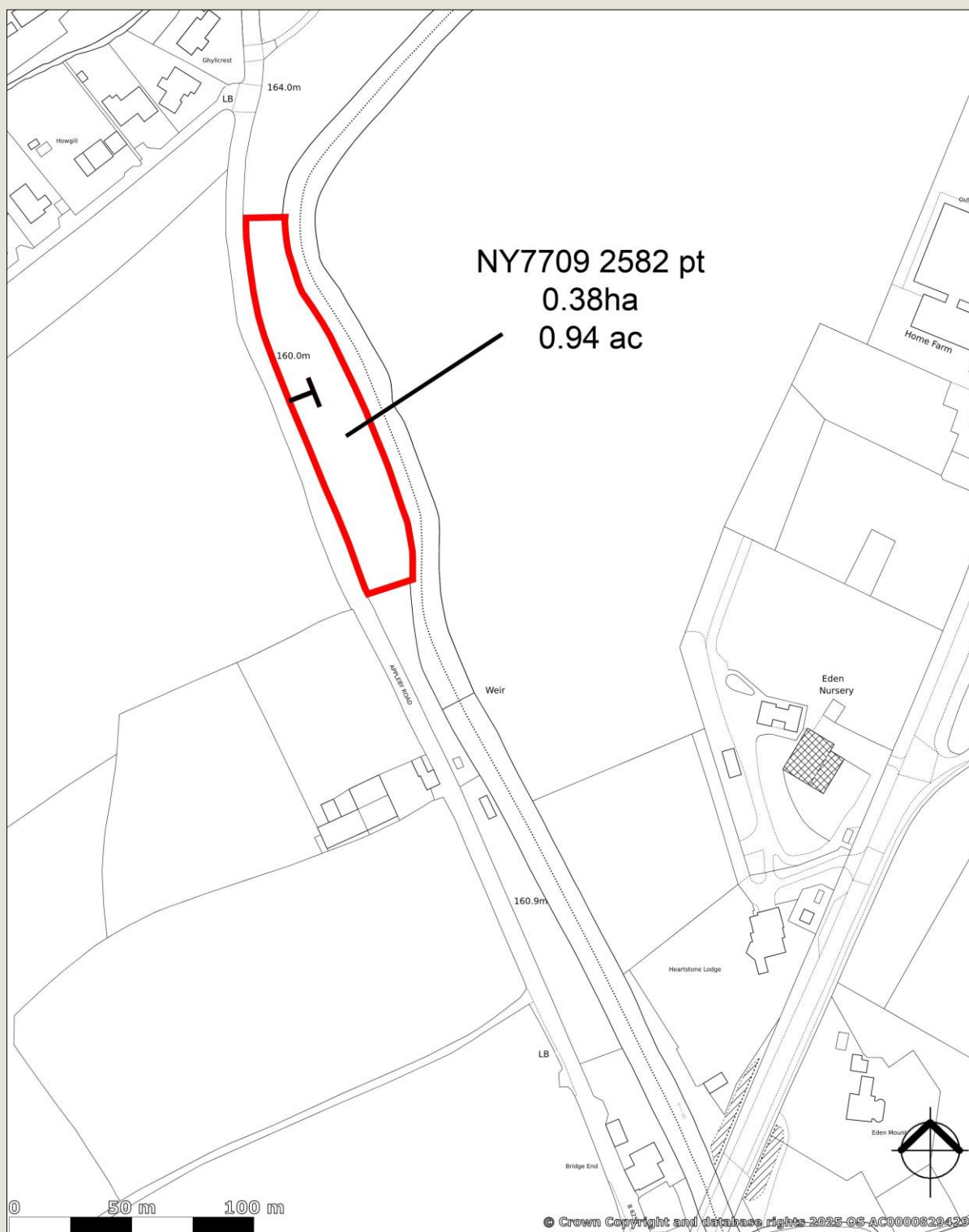
United Utilities
Dawson House, Great Sankey, Warrington, WA5 3LW
Tel: 01925 237000 Fax: 01925 237073
Email: info@uuplc.gov.uk
Web: www.unitedutilities.com

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.

First Edition: May 2025
Particulars Prepared: May 2025
Photographs Taken: April 2025

Sale Plan



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01768 866 611

rural@pfk.co.uk

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Location Plan



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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

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 01768 866 611

 rural@pfk.co.uk

 pfk rural.co.uk

Our ref: JKE/EAB/LS649

Date: June 2025

Dear Sir/Madam

Sale of Land at Kirkby Stephen

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 onto 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 Offers Over £25,000 (Twenty 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 sale.

Please note that in line with Money Laundering Regulations, we will be required to undertake customer 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.

Finally, may I take this opportunity to thank you for your interest in the land at Kirkby Stephen which we are currently marketing on behalf of are client.

Yours faithfully



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

Encl.

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