




Land at Penruddock Hall, Penruddock, Penrith, Cumbria - For Sale by Public Auction



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- Approximately 48.54 hectares (119.94 acres) or thereabouts of a mix of mowing and grazing land.
- For sale in up to four Lots by Public Auction on Thursday 26th June 2025 at 2pm at The Gavel, Penrith Auction Mart.

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land at Penruddock offers an opportunity to purchase some good quality land which is all currently sown down to grass, but of which some is capable of being ploughed. All Lots of land benefit from roadside access with access to a natural water supply within all Lots.

Schedule of Acreages

Lot No.	Field Parcel No.	Hectares	Acres
Lot 1	NY4328 3446 pt.	4.97 est.	12.28 est.
	NY4328 5055	0.01	0.02
	NY4328 7146	5.59	13.81
	NY4328 3429	2.49	6.15
	NY4328 4225	0.10	0.25
	NY4328 7358	5.49	13.57
	NY4328 5161	0.25	0.62
Lot 2	NY4328 7670	5.04	12.45
	NY4328 4979	4.42	10.92
Lot 3	NY4328 7193	10.95	27.06
Lot 4	NY4329 9111	9.12	22.54
	NY4429 0425	0.11	0.27
TOTAL		48.54 est.	119.94 est.

Directions

From Penrith, head west along the A66 for approximately 4½ miles and just before the end of the section of dual carriageway, take a right hand turn signposted for Greystoke. Access to all Lots is located on the left hand side of this road.

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:

Lot 1: ///spoils.kebabs.pacifist

Lot 2: ///handwriting.sideboard.emperor

Lot 3: ///much.haircuts.wings

Lot 4: ///surnames.froze.promotes

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The Land

Lot 1 - 18.90 est. ha (46.70 est. acres)

Lot 1 comprises four parcels of land which are currently sown down to permanent pasture but the majority of which would be capable of being mown or ploughed. In addition, there are two small areas of land which are fenced off and have young trees planted within them.



Lot 1

There is a small livestock holding pen located at the access point to the land within parcel 7358 and there is natural water present within the field parcel on the most western edge of the Lot via the River Petteril.

The land is relatively flat in topography with the western most area of land falling away to the River Petteril which forms the western most boundary. The land lies between 240 metres – 250 metres above mean sea level with parcel 3429 and parcel 4225 falling within the Severely Disadvantaged Area with the remainder of the land within this Lot falling within the Non-Severely Disadvantaged Area.



Lot 1

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



Lot 1

Lot 2 - 9.46 ha (23.37 acres)

This block of land benefits from livestock holding and loading pens at the point of roadside access.



Lot 2

The land is currently all sown down to permanent pasture although the majority of it is capable of being mown and the western most parcel capable of being ploughed.

The land benefits from a natural water supply via various gutters running across the land.

If this land is purchased separately to Lot 3, then the Purchaser will be responsible for blocking up the gates which runs

between Lots 2 and 3 within two months of the date of completion of the sale.

The land lies at 240 metres above mean sea level, falls within the Non-Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.



Lot 2

Lot 3 - 10.95 ha (27.06 acres)

This Lot of land comprises one single field parcel of permanent pasture which runs from the Greystoke Gill road across to the River Petteril on its western most boundary which provides a natural water supply for this land together with there also being a gutter running across the field.



Lot 3

If this Lot of land is purchased separately from Lot 4, then it is the Purchaser's responsibility to block up the gateway between this Lot and Lot 4 within two months of the date of completion of the sale.

This parcel lies at approximately 220 metres above mean sea level, falls within the Non-Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.



Lot 3

Lot 4 - 9.23 ha (22.81 acres)

This Lot comprises one large parcel of land which benefits from livestock holding and loading pens at the point of roadside access.

There is a public footpath which runs east to west from the Greystoke Gill road across the northern end of this field parcel.



Lot 4

This parcel of land is sown down to permanent pasture and benefits from a natural water supply via access to the River Petteril on its western most boundary.

The land lies at approximately 210 metres above mean sea level and falls within the Non-Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.



Lot 4

General Remarks, Reservations & Stipulations

Method of Sale

The land at Penruddock Hall will be offered for sale by Public Auction in up to four Lots on Thursday 26th June 2025 at 2pm at The Gavel, Penrith Auction Mart.

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

General Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the General and Special Conditions of Sale which may be inspected during the usual office hours at the offices of the Vendor's solicitors during the 14 days immediately prior to the Auction.

The Conditions of Sale may also be inspected in the sale room on the sale date, but they will not be read out.

The Purchaser will be deemed to have had notice of each condition and all bidders to bid on the basis they have inspected the Sale Conditions (whether they have in fact done so or not).

A non-refundable deposit of 10% of the purchase price will be payable to the Vendor's solicitors upon the fall of the Auctioneer's hammer.



Lot 1

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. Therefore, **ALL** prospective Purchasers **MUST** register with the sole selling agents prior to the Auction. Please contact the Selling Agents for the information required to register.

FOR THE AVOIDANCE OF DOUBT, NO ONE WILL BE ABLE TO BID FOR THE LAND AT AUCTION UNLESS THEY ARE REGISTERED WITH THE SOLE SELLING AGENTS AND HAVE PROVIDED THE NECESSARY ID DOCUMENTS PRIOR TO THE AUCTION.

Tenure

The land is offered for sale freehold with completion set for 24th July 2025. Early completion may be possible via negotiation with the Vendor.

For further details please refer to the Vendor's solicitors who's details appear later in these sales particulars.



Lot 1

Water

None of the Lots benefit from a mains water supply but all Lots have access to a natural water supply within them.



Lot 2

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,

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cables, drains, and water, gas and other pipes, whether or not referred to in these particulars.

In particular, please note there is a public footpath running east to west across the northern end of parcel 9111.

There are overhead wires on poles located within field parcel 7358 within Lot 1 and parcel 9111 with Lot 4.

There is a water pipe which runs across Lot 1 along the approximate route shown by the green line on the sale plan. The pipe belongs to the neighbouring landowner.

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, CA11 7AW.

Tel: 01768 862007

Email: bruce.richardson@arnisonheelis.co.uk

Mr Bruce Richardson acting.

Sporting & Mineral Rights

The Sporting and Mineral Rights will be included with the sale in so far as they are owned by the Vendor.

Basic Payment Scheme (BPS)

The land is sold without any entitlement to any BPS monies nor any de-linked payment.



Lot 3

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 plan by inward facing 'T' marks. Where no mark is shown, there is no further information available.

If Lots 2 and 3 are purchased by different Purchasers, then the Purchaser of Lot 2 is responsible for blocking up the gates between Lot 2 and 3 within two months of the date of completion.

If Lots 3 and 4 are purchased by different Purchasers, then the Purchaser of Lot 3 is responsible for blocking up the gates between Lots 3 and 4 within two months of the date of completion.

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.

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.

Access

The land at Penruddock Hall all benefits from direct roadside access.

Viewing & Further Information

Viewing of the land at Penruddock Hall 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 a third party whilst viewing the land.

All viewings are to be undertaken on foot on all occasions. No vehicular access is to be taken to the land.

For further 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



Lot 4

General Reservations

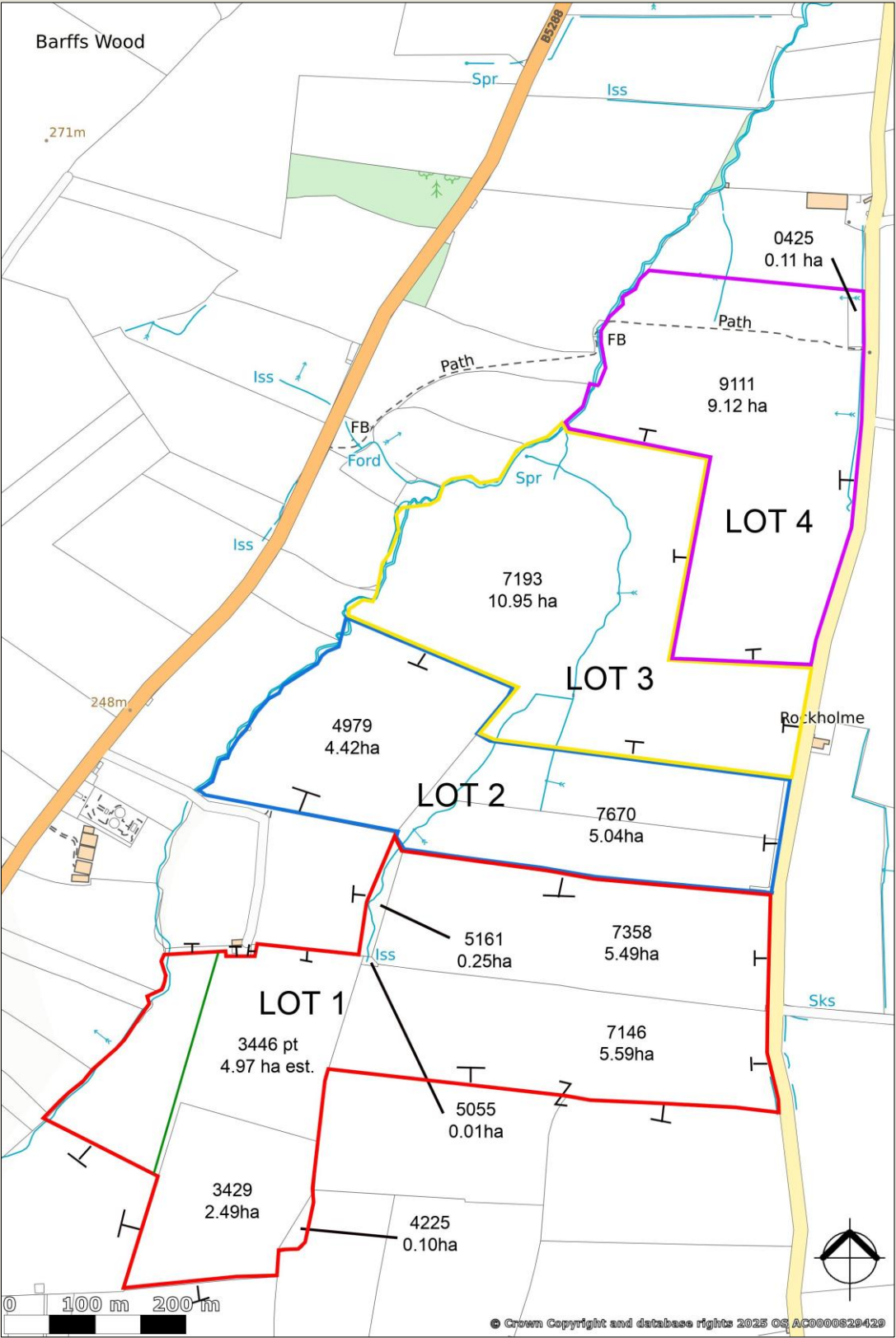
The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

First Edition: March 2025

Particulars Prepared: March 2025

Photographs Taken: April 2025

Sale Plan

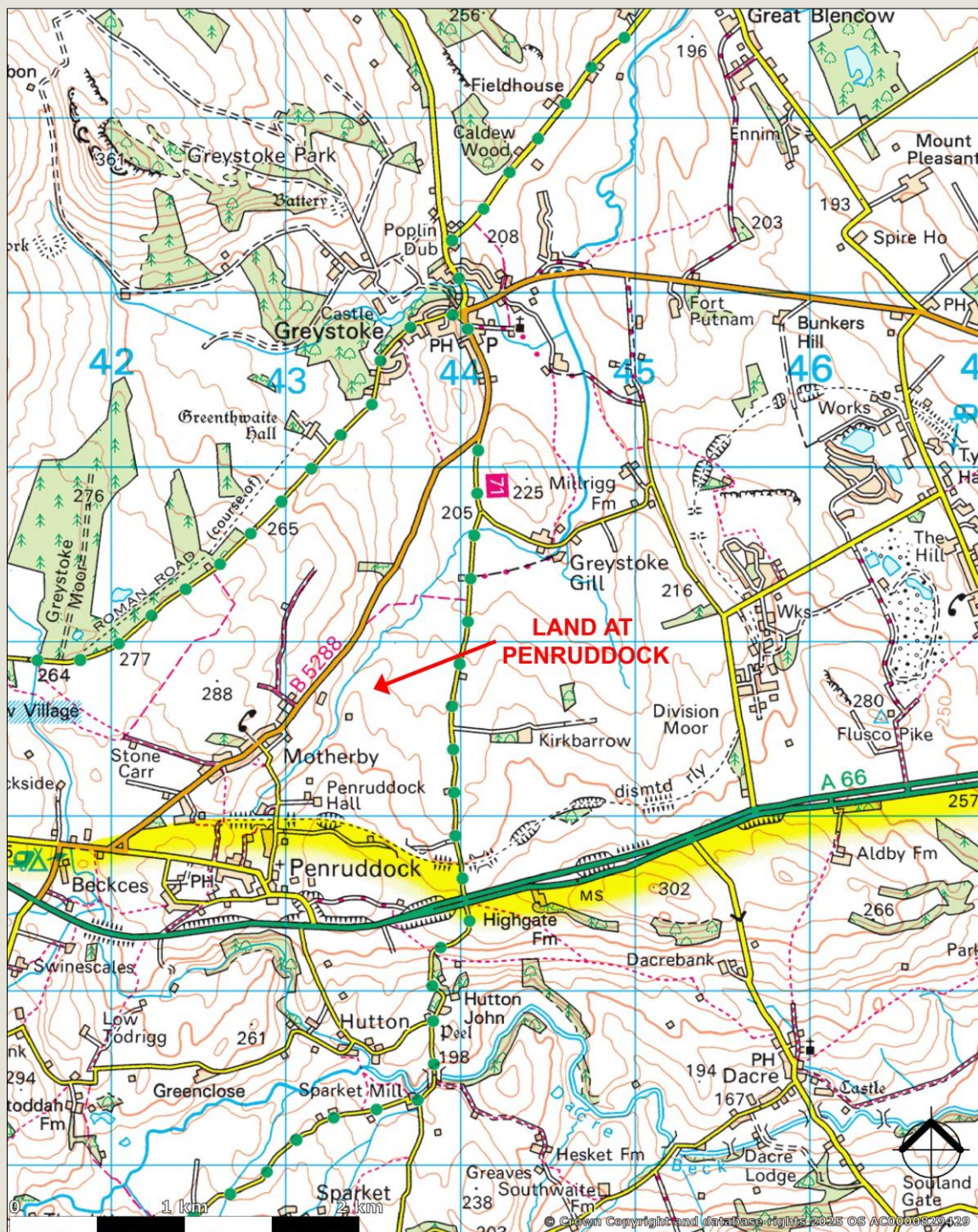


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Main Office: 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST

Location Plan



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01768 866 611

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

Our ref: JKE/AMB/LS646

Date: April 2025

Dear Sir/Madam

Sale of Land at Penruddock
Public Auction – 2pm on Thursday 26th June 2025

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

I can confirm that the property has been placed on the market with the following guide prices:

- Lot 1: £360,000
- Lot 2: £175,000
- Lot 3: £190,000
- Lot 4: £160,000

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 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.

The property is to be sold by Public Auction which is to be held at 2pm on Thursday 26th June 2025 at The Gavel, Penrith Auction Mart, CA11 0DN.

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 due to Money Laundering Regulations, we will be required to carry out due diligence checks on any person who wishes to bid for the property at the Auction. Please therefore ensure that if you are intending to bid for the property at the Auction, that we have seen and have in our possession **prior to the Auction** a copy of the original document of one of the following:

- Passport.
- Photo Card Driving Licence.
- National Identity Card.
- Fire Arms/Shotgun Certificate.

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

Together with one of the following:

- A current Council Tax Demand/Statement.
- Old style UK Driving Licence.
- Current Bank or Credit Card Statement (must be within the last 3 months).
- Current Utility Bill (must be within the last 3 months).
- Evidence of Entitlement to State or Local Authority Benefits.

We are required to see the original documents and take and keep a photocopy of the documents you provide us with. We therefore ask that you call in to one of our offices at either Edenhall or Penrith Auction Mart in order that these documents can be photocopied and verified. If you intend to call in to our office at Penrith Auction Mart, then please ring prior to attending to ensure there will be somebody here to copy the documents.

We will also be able to take copies of the documents in the hour prior to the Auction time and date. Therefore, if you have not been able to provide us with these documents prior to the day of the Auction, then please ensure that you do attend in plenty of time.

We will also require from the successful bidder, proof of funds as to how you are financing the purchase of the land and therefore, please bring with you to the Auction all documents which show the source of monies which will be used to pay for the land purchase. Please note we do not require to see this prior to the Auction, but only from the successful bidder prior to signing the contract.

For the avoidance of doubt, **we are not permitted to take bids from anyone who is not registered with us and provided the necessary documents**. Therefore, please either provide the necessary documents prior to the day of the Auction or ensure that you arrive in plenty of time prior to 2pm on 26th June 2025 to provide us with the necessary ID documents.

If you have any queries in regard to the property or any of the above, then please do not hesitate to contact Jo Edwards at our Auction Mart office.

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

Yours sincerely



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

Encl.