

JKE/JJ/LS626

June 2023

Dear Sir/Madam,

## **Land at Matterdale, Penrith**

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 - £120,000  
Lot 2 - £75,000  
Lot 3 - £50,000  
Lot 4 - £250,000  
Lot 5 - £290,000

Please note, the land can be viewed at anytime during daylight hours whilst in possession of the enclosed particulars. When viewing the property please be careful not to obstruct any gateways, the highway or any property belonging to any third parties.

The property is to be sold by public auction which will be held at 2pm on Thursday 27<sup>th</sup> July 2023 at The Hired Lad, Penrith Auction Mart.

If you are interested in the above property, we 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 current Money Laundering Regulations, we now have to carry out checks on any person who wishes to bid for any property at auction.

Therefore, please ensure that if you are intending to bid for this property at auction that we have in our possession prior to the auction a photocopy of the original document of one of the following: passport, photocard driving licence, national identity card, firearms/shotgun certificate.

If we do not have one of the above listed documents, then we are able to accept two of any of the following: a current council tax demand/statement, old style UK driving licence, current bank or credit card statement, current utility bill, evidence of entitlement to state or local authority benefits.

We are required to see the original documents and to take and keep a photocopy of the documents you provide us with. We therefore ask that you call into our offices here at the Auction Mart in order that these documents can be photocopied, verified and if you are successful with your bids for the land, kept on file. Please be assured that anybody who

is not successful in purchasing any of the property, the documents will be destroyed immediately after the auction.

For the avoidance of doubt, we are not permitted to take bids from anyone who is not registered with us and therefore either provide these prior to the day of the auction or ensure that you turn up in plenty of time prior to 2pm to provide us with the necessary documents.

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

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

Yours faithfully,



Jo Edwards MRICS



Land at Matterdale, Penrith, Cumbria  
For sale by Public Auction on 27<sup>th</sup> July  
2023 at 2pm at The Hired Lad, Penrith  
Auction Mart

- 214.95 Acres (86.98 Ha) or thereabouts of permanent pasture
  - Roadside access
- For Sale by Public Auction  
in up to five Lots

# Introduction

The sale of land at Matterdale offers a rare opportunity to purchase up to five blocks of land within the parish, all of which benefit from roadside access.

The land will be of benefit and interest to farmers looking to expand their existing land holdings or anyone with amenity, environmental or smallholding interests.

## Directions

Please see the location and sale plans within these particulars. The location of the blocks of land will be identified by way of PFK sale boards.

# The Land

## Lot 1

Lot 1 is located to the east of Matterdale Church and extends in total to 22.94 acres (9.28 hectares) or thereabouts and comprises of two parcels of land bisected by two areas of drainage ditch which are fenced off. The land is good pasture land typical of the area and is bounded by a mix of post and wire fences and drystone walls. The land benefits from roadside access and a natural water supply.



The land lies at approximately 270 metres – 280 metres above mean sea level and is classified as Severely Disadvantaged and has a public footpath running along the north-eastern boundary through parcel 9482.



## Lot 1 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY3922	9482	2.54	6.28
NY3922	8474	6.60	16.31
NY3922	8782	0.06	0.15
NY4022	0177	0.08	0.20
<b>Total</b>		<b>9.28</b>	<b>22.94</b>

## Lot 2

The land to the north-east of Thorneythwaite Cottage extends to 18.75 acres (7.59 hectares) or thereabouts of a mix of good permanent pasture land some of which is capable of being mown together with an area of wet pasture land which is bisected by various drains and bordered by Riddings beck. The land enjoys roadside access and a natural water supply. The land is bounded by a mix of drystone walls and post and wire fences.





The land lies between 270 metres – 300 metres above mean sea level and is classified as Severely Disadvantaged.

### Lot 2 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY3922	6346	1.83	4.52
NY3922	6126	2.67	6.60
NY3922	4724	0.64	1.58
NY3922	5036	2.45	6.05
<b>Total</b>		<b>7.59</b>	<b>18.75</b>



### Lot 3

The land to the north of Swinside extends to 8.68 acres (3.51 hectares) or thereabouts of upland grazing land with a south-westerly aspect with roadside access to the north-west end of the land. Within field parcel 9514 is located a

small stone under slate roofed hoggest and this parcel has a public footpath running along the most southerly boundary.

Located between the first and second field is a covered reservoir which lies outwith the sale land to which United Utilities have a right of access over field parcel 5339 to access their property.

The land is bounded by a mix of post and wire fences and dry stones walls. The land benefits from a natural water supply.

The land lies between 340 metres – 440 metres above mean sea level and is classified as Severely Disadvantaged.



### Lot 3 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY3822	5339	0.65	1.61
NY3822	7228	0.86	2.13
NY3822	9514	2.00	4.94
<b>Total</b>		<b>3.51</b>	<b>8.68</b>

### Lot 4

The land lying to the south-east of the New Road at Matterdale extends to 53.49 acres (21.64 hectares) or thereabouts of upland grazing land. The land has a south-easterly aspect and benefits from roadside access and a natural water supply. The land is bounded by a mix of post and wire fences and drystone walls.



The land lies between 320 metres – 360 metres above mean sea level and is classified as Severely Disadvantaged.

There are overhead wires located across the land and located in the southern quarter of the land is a small parcel of woodland extending to approximately 0.2 acres.

## Lot 4 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY3823	9258	5.34	13.20
NY3923	0240	0.08	0.20
NY3923	0038	6.34	15.67
NY3823	8028	3.09	7.64
NY3823	7351	6.79	16.78
<b>Total</b>		<b>21.64</b>	<b>53.49</b>



## Lot 5

The land at Nab End, Matterdale totals approximately 111.09 acres (44.96 hectares) of upland grazing located on the western side of Little Mell Fell.

The land benefits from roadside access and a natural water supply and is bounded by a mix of post and wire fences and drystone walls.

Parcel 8355 is designated as open access land under the Countryside and Rights of Way Act 2000 and all of the land is designated as Severely Disadvantaged and is within the moorland line.



The land lies between 300 metres – 450 metres above mean sea level and has a westerly aspect.



## Lot 5 - Schedule of Acreages

Sheet No.	Parcel No.	Hectares	Acres
NY4125	5103	3.66	9.04
NY4124	8355	41.30	102.05
<b>Total</b>		<b>44.96</b>	<b>111.09</b>



## General Remarks, Reservations & Stipulations

### Method of Sale

The land at Matterdale is to be offered for sale by public auction in up to five Lots on Thursday 27<sup>th</sup> July 2023 at 2pm in The Hired Lad, Penrith Auction Mart.

The Vendors 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 Vendors reserve 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 selling agents as soon as possible in order that they are kept abreast of any changes to the marketing of the property.

### General Conditions of Sale

The property will, unless previously withdrawn, be sold subject to general and special conditions of sale which may be inspected during the usual office hours at the

offices of the vendors' solicitors during the 14 days immediately prior to the auction.

The conditions of sale may also be inspected in the sale room but they will not be read out.

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

### Deposit

A deposit of 10% of the purchase price will be payable to the Vendors' solicitors upon the fall of the auctioneer's hammer.

### Money Laundering Obligations

As a requirement of the Money Laundering Regulations (The 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 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.**

### Tenure

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

Completion is set for 24<sup>th</sup> August 2023. Early completion may be possible by negotiation with the Vendors.

For further details please refer to the Vendor's solicitor whose details appear later in these particulars.

### Water

All Lots of land benefit from a natural water supply.

### 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, please note the following:

Lot 1 – There is a public footpath running across the northern most boundary.

Lot 2 – There are overhead wires located across it.

Lot 3 – United Utilities have a right of access across parcel 5339 to access the water treatment plant. There is a public footpath running across parcel 9514.

Lot 4 – This Lot has overhead wires located across it.

Lot 5 – Parcel 8355 is designated as open access land under the Countryside and Rights of Way Act 2000.

Lot 5 – the small X on the sale plan in parcel 5103 marks the approximate location of the grave of the previous owner of the land. On the ground the location is marked by a small rectangular stone plaque. The land will be sold subject to an obligation not to remove the grave and a right of access on foot only for direct family members to visit the grave.

Any Purchaser(s) 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: [bruce.richardson@arnisonheelis.co.uk](mailto:bruce.richardson@arnisonheelis.co.uk)

Bruce Richardson acting.

## Basic Payment Scheme (BPS)

All of the land is designated as Severely Disadvantaged for Basic Payment purposes. Lot 5 is also located above the moorland line.

With regard to the 2023 BPS payment, this payment has been claimed by the Vendors and they will retain all monies in relation to the 2023 Scheme.

The Purchaser(s) will be required to comply with the terms of the BPS application for 2023 and will indemnify the Vendor against any breach of the conditions in particular, in respect of cross-compliance.

## Quotas & Higher Level Stewardship Schemes (HLS)

For the avoidance of doubt there are no livestock quotas located on the land.

All lots of land are currently entered within a Higher Level Stewardship Scheme which comes to an end on 31<sup>st</sup> August 2023 and the Purchaser(s) will be required to comply with the terms of the HLS Agreement until the termination of the Agreement and will indemnify the Vendor against any breaches of the conditions of the Scheme. The Vendors will retain all monies in relation to the HLS scheme.

## Land Status

The land is classified as the following under the former MAFF Land Classification System:

Lot 1 – Grade 4.

Lot 2 – Grades 4 & 5.

Lot 3 – Grade 5.

Lot 4 – Grades 4 & 5.

Lot 5 – Grade 5.

## Boundaries

As far as the Vendors are aware the responsibility for the boundaries are shown on the sale plan by inward facing 'T' marks. When no 'T' 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(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.



## Sporting & Mineral Rights

Lots 1, 4 and 5 do not include the sporting and mineral rights as these reserved to the Lord of the Manor.

The sporting and mineral rights are included in the sale of Lots 2 and 3 in so far as they are within the ownership of the Vendors.

## Health & Safety

Given the potential hazards of agricultural property, we request that you take as much care as possible when making your inspection of the property for your own personal safety. Please also respect any livestock on the property and do not cause disturbance to them.

## Viewing & Further Information

The land at Matterdale may be viewed at any reasonable daylight hour provided a copy of these particulars is to hand. Please ensure you do not obstruct any gateways or public access to any of the Lots when undertaking your viewing.

For all other queries, please contact Jo Edwards for further information by telephone on (01768) 866611 or by email: [joedwards@pfk.co.uk](mailto:joedwards@pfk.co.uk)

## Authorities

### **Cumbria County Council**

The Courts, Carlisle, Cumbria, CA3 8NA

Email: [information@cumbriacc.gov.uk](mailto:information@cumbriacc.gov.uk)

Web: [www.cumbria.gov.uk](http://www.cumbria.gov.uk)

### **United Utilities**

Dawson House, Great Sankey, Warrington WA5 3LW

T: 01925 237000

F: 01925 237073

E: [info@uuplc.co.uk](mailto:info@uuplc.co.uk)

[www.unitedutilities.com](http://www.unitedutilities.com)

### **Rural Payments Agency**

PO Box 352, Worksop, S80 9PF

Tel: 03000 200 301

Email: [ruralpayments@defra.gov.uk](mailto:ruralpayments@defra.gov.uk)

Web: [www.rpa.gov.uk](http://www.rpa.gov.uk)

### **Lake District National Park Authority**

Murley Moss, Oxenholme Road, Kendal, LA9 7RL

T: 01539 724555. E: [hq@lakedistrict.gov.uk](mailto:hq@lakedistrict.gov.uk)

W [www.lakedistrict.gov.uk](http://www.lakedistrict.gov.uk)

## General Reservations

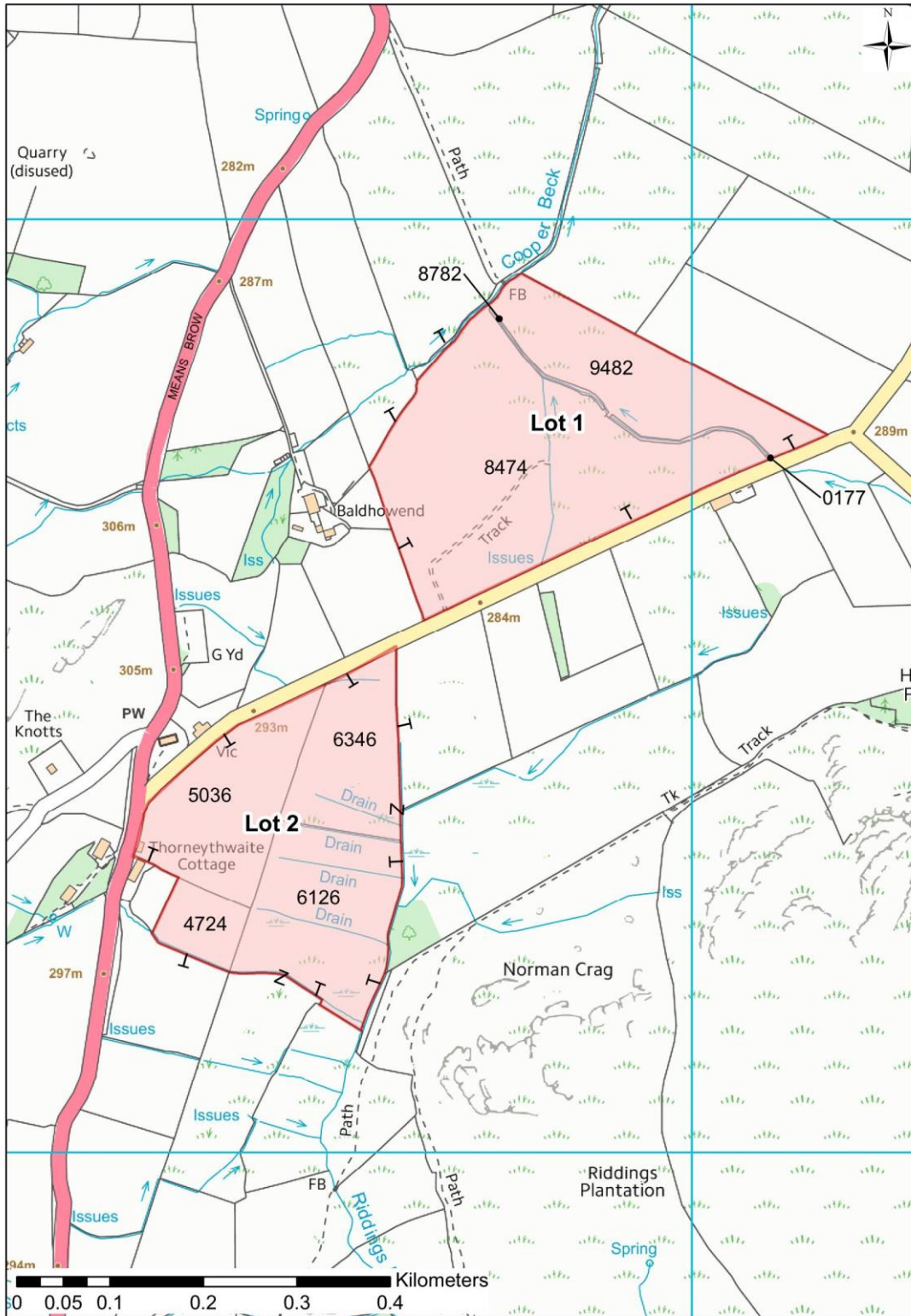
The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

First Edition: June 2023

Particulars Prepared: March 2023

Photographs Taken: May 2023

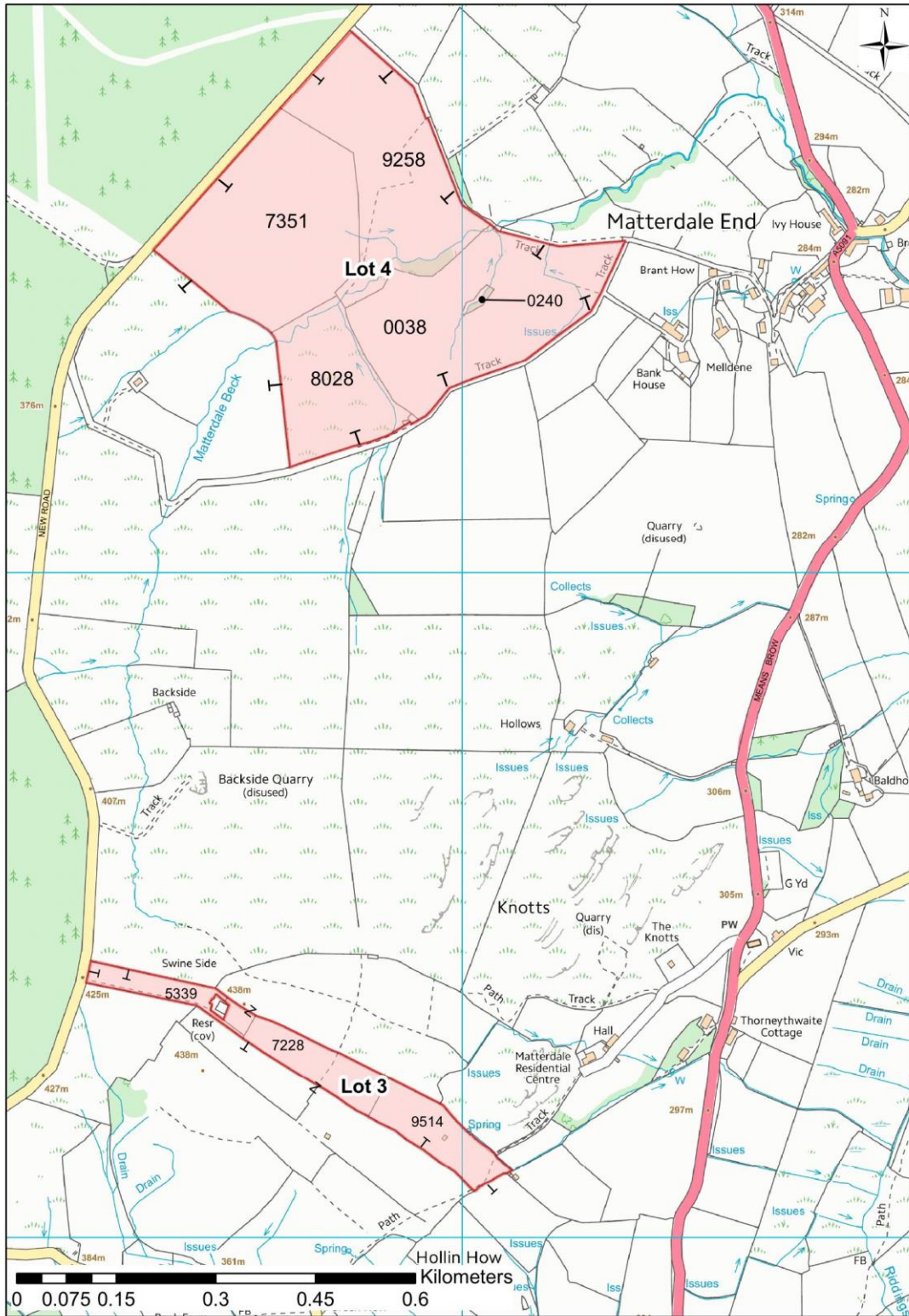
# Sale Plan



01768 866 611  
landagency@pfk.co.uk

Agricultural Hall  
Skirsgill, Penrith  
Cumbria CA11 0DN

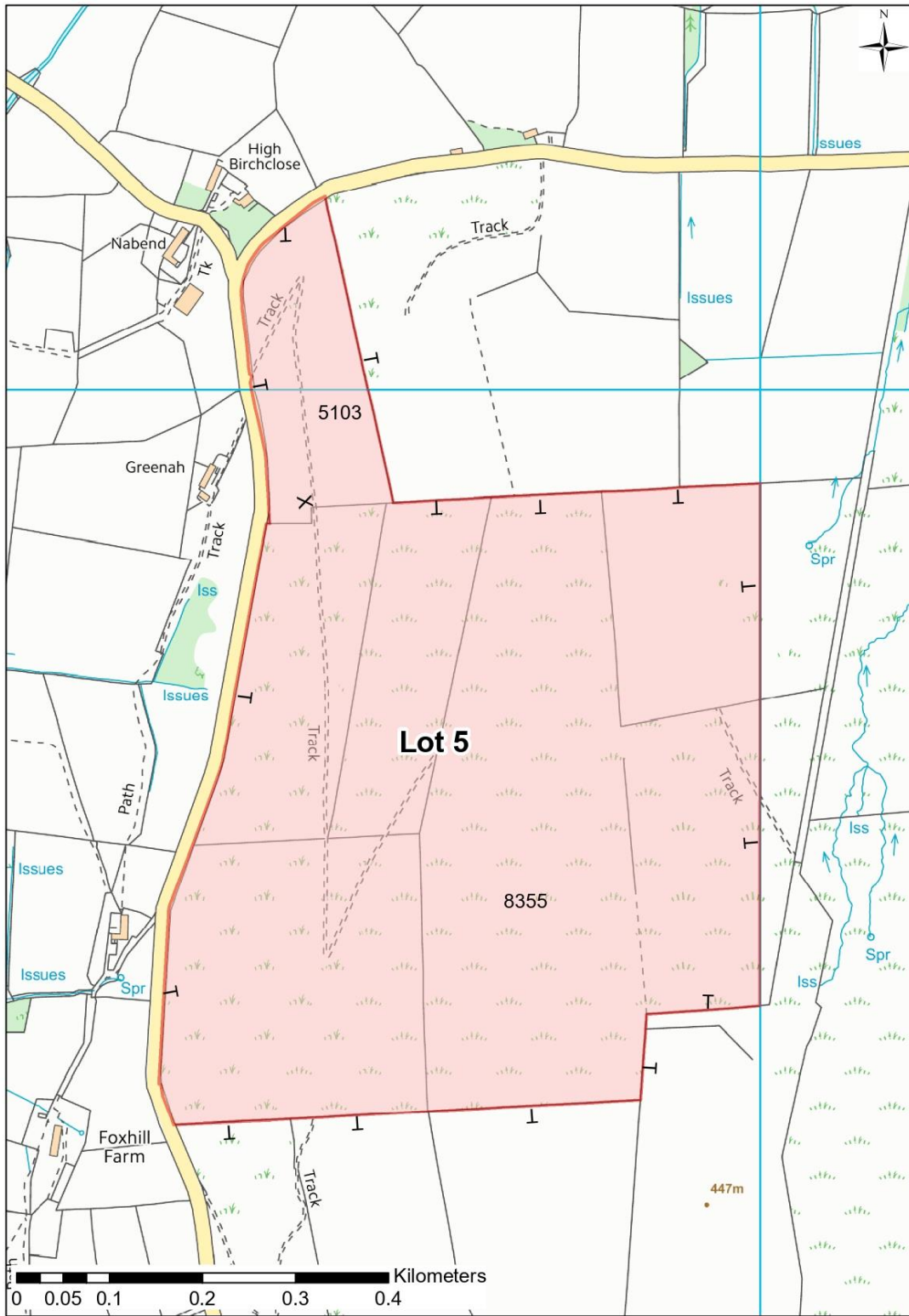
pfk.co.uk



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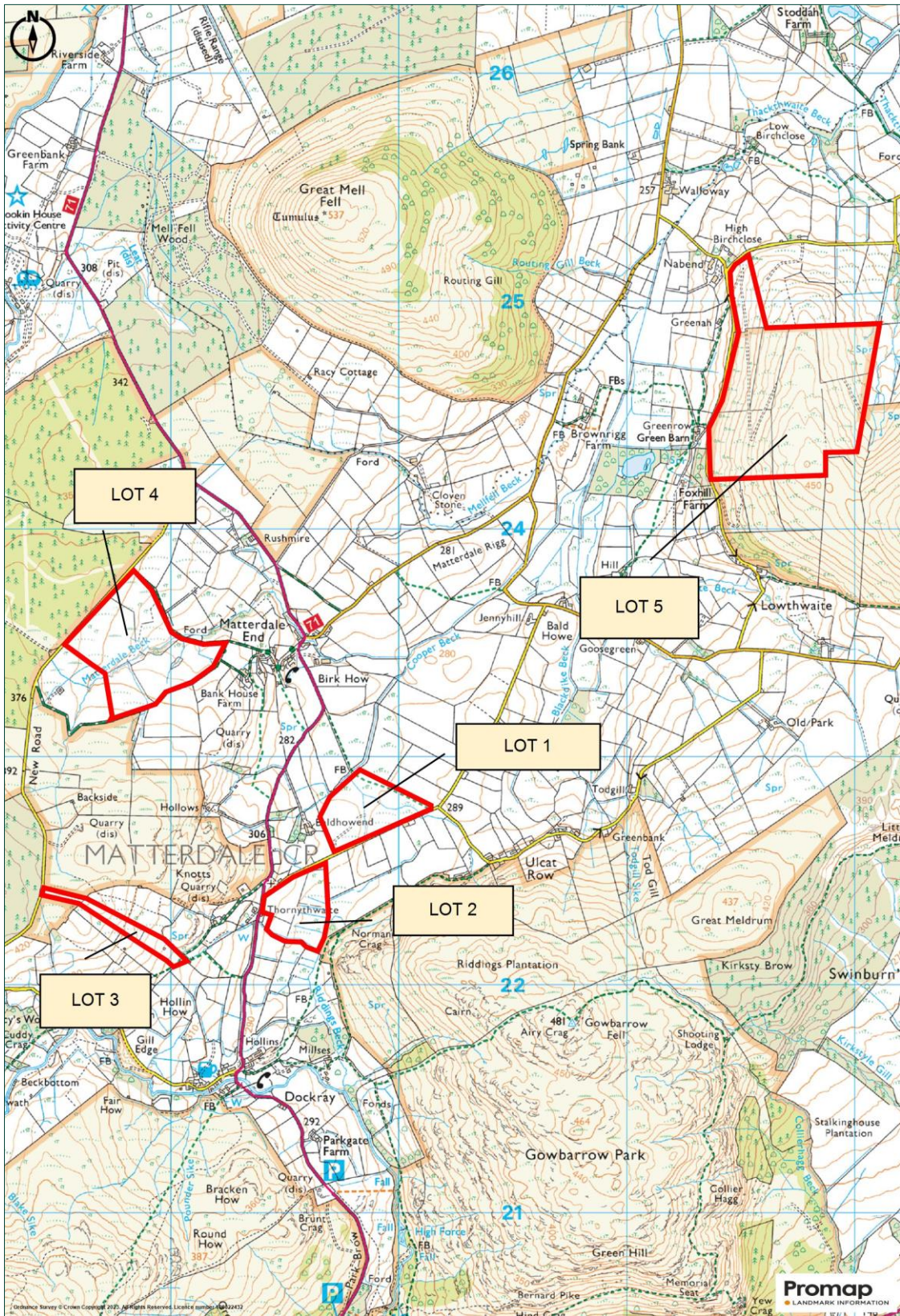


01768 866 611  
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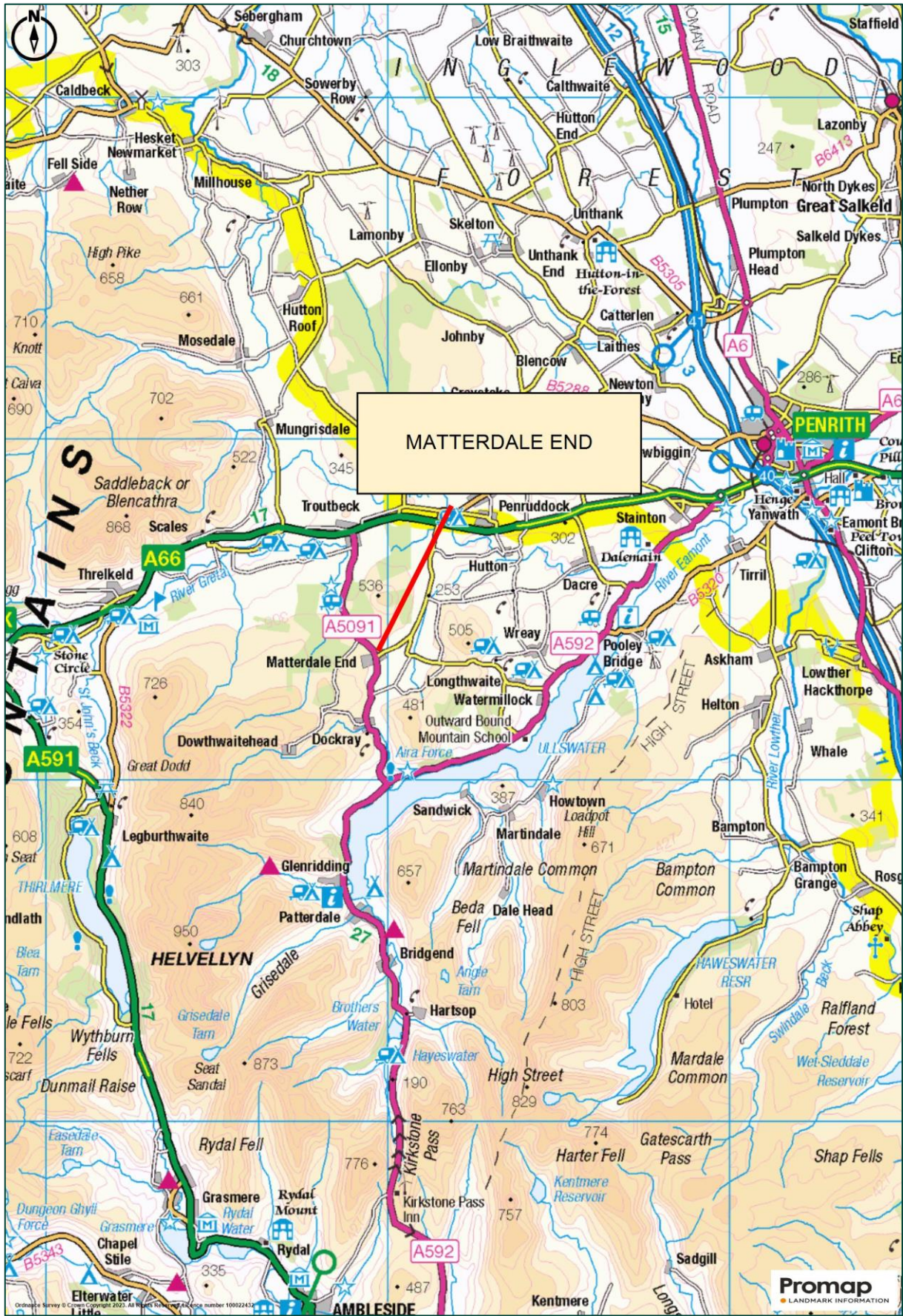
# Location Plans



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# Disclaimer

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## **Important Notice**

Penrith Farmers' & Kidd's Plc 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 Penrith Farmers' & Kidd's Plc 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, Penrith Farmers' & Kidd's Plc 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: 10553 in England

Registered Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

Telephone (01768) 866611

## **Sale & Location Plans**

For Guidance Only – Not to Scale

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