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# PFK

RURAL

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**2024 SEASONAL  
GRAZING AUCTION**

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**THURSDAY 4TH APRIL 2024  
IPM AT THE PENRITH AUCTION  
MART**

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**FOR MORE INFORMATION PLEASE  
CONTACT JO EDWARDS**

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PFK Rural, Agricultural Hall, Skirsgill,  
Penrith, Cumbria, CA11 0DN

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Tel: 01768 866611  
Email: [joedwards@pfk.co.uk](mailto:joedwards@pfk.co.uk)

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For more click on  
[www.pfk.co.uk](http://www.pfk.co.uk)

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## **GENERAL INFORMATION**

*Please note:*

***The consideration must be paid immediately after the auction prior to leaving the auction room***

The grazier is responsible for uprooting and destroying all thistles, nettles and other noxious weeds during the months of June and July and keeping the land clear of moles.

The grazier takes the walls, fences and gates as being in good tenantable order and repair and will make good any damage done by the grazier or his stock to the walls, fences and gates during the term.

The grazier is not allowed any horses, bulls, diseased, dykebreak or vicious animals on the land during the term and will not do anything to cause the land to cease to be in good condition and to ensure that it is managed so as to prevent any poaching, erosion or damage to the sward or any breach of the farming rules for water.

The above conditions are only a small extract from the general conditions in the Grazing Agreement. The graziers should make themselves aware of all the conditions, which are available for inspection at the Agents office.

If graziers seek to apply more fertiliser to any of the Lots, they must get the owners' prior consent first and keep accurate records.

**For more information or to discuss any immediate requirements, please telephone Jo Edwards: 01768 866611 or email [joedwards@pfk.co.uk](mailto:joedwards@pfk.co.uk)**

**1. LAND AT PENRUDDOCK HALL, PENRUDDOCK**

<i>Lot</i>	
1	15.72 acres est
2	3.95 acres est
3	4.60 acres est
4	15.12 acres est
5	5.98 acres est
6	13.22 acres est
7	24.04 acres est
8	20.48 acres est
9	22.81 acres est
10	26.93 acres est
11	12.45 acres est
12	13.57 acres est
13	13.81 acres est

**Cattle & Sheep**

Lime and fertiliser will be applied to any Lots which are deemed to require inputs dependent upon soil test results which are being undertaken on all Lots

All Lots have been harrowed and aerated where possible and necessary

The grazier is responsible for uprooting and destroying all thistles, nettles and other noxious weeds during the months of June and July and keeping the land clear of moles.

The Licensor reserves the right to enter the land during the term to carry out any works where required, if not completed before the 6<sup>th</sup> of April

Most lots benefit from multipurpose pens

Mains or natural water

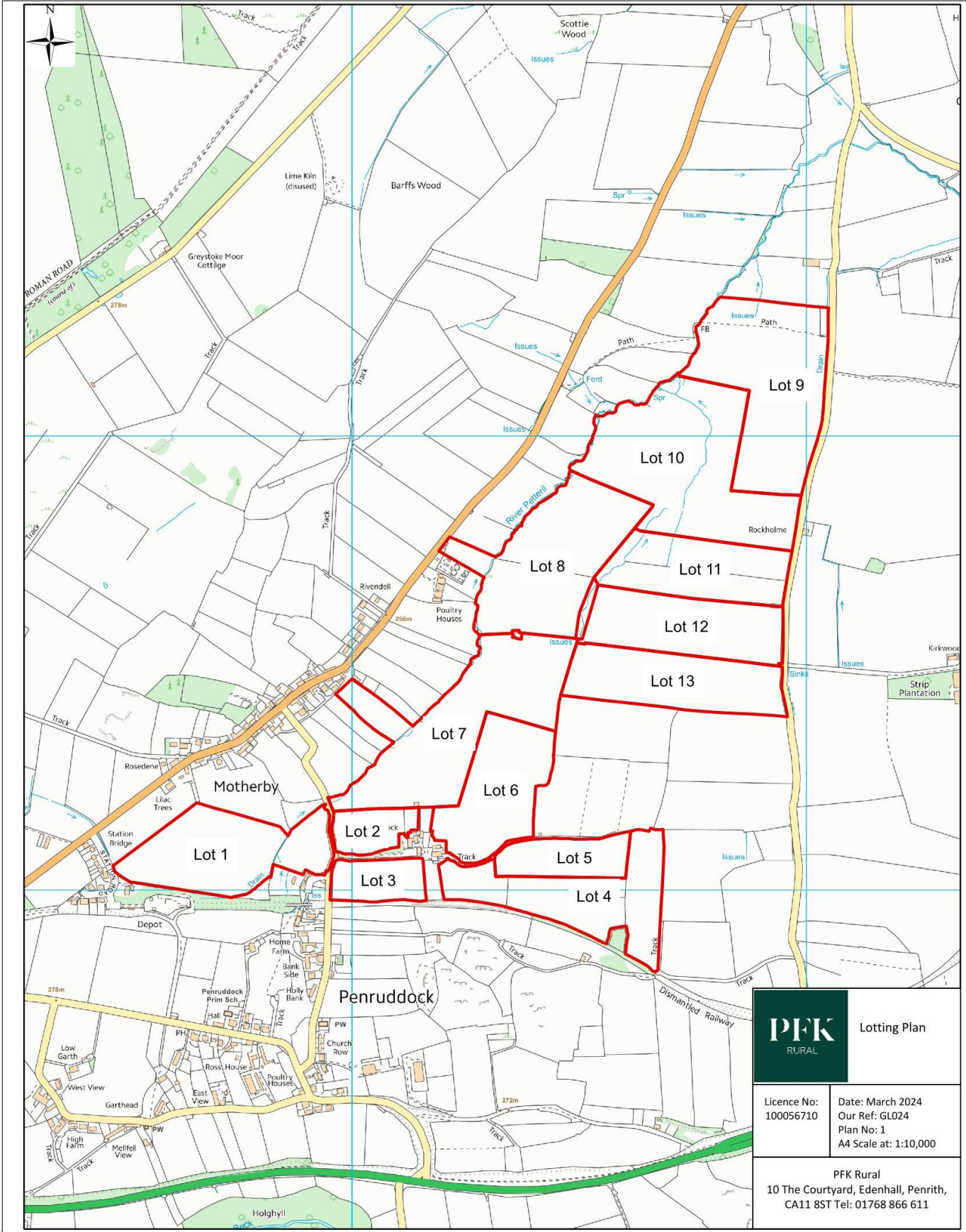
Land has been free of stock since the end of December 2023

No crop taken unless consent requested (replenishment will be required)

TERM: Cattle – 6<sup>th</sup> April 2024 to 31<sup>st</sup> October 2024

Sheep – 6<sup>th</sup> April 2024 to 31<sup>st</sup> December 2024

# I. Land at Penruddock Hall



<b>PFK</b> RURAL		Lotting Plan	
Licence No: 100056710	Date: March 2024	Our Ref: GL024	Plan No: 1
		A4 Scale at: 1:10,000	
PFK Rural 10 The Courtyard, Edenhall, Penrith, CA11 8ST Tel: 01768 866 611			

**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.
- (v) we reserve the right to withdraw any lot for any reason.

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