




Land at Lane Head, Sparket, Penrith, Cumbria For Sale by Private Treaty



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- Approximately 22.68 acres (9.18 hectares) or thereabouts of grazing and mowing land.
- Mains water.
- Roadside access.
- For sale in up to two Lots.

 01768 866 611

 rural@pfk.co.uk

Introduction

The sale of land at Lane Head offers an opportunity to purchase a useful block of mowing and grazing land which is located within the Lake District National Park and within easy distance of the A66.

The land will be of interest to farmers looking to expand their existing landholdings together with those with amenity, conservation or alternative land use interests.

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

Schedule of Acreages Lot 1

OS Field No.	Hectares	Acres
NY43254643	6.12 est.	15.12 est.

Schedule of Acreages Lot 2

OS Field No.	Hectares	Acres
NY43252732	3.06 est.	7.56 est.

Directions

From Penrith, head west along the A66 for approximately 4½ miles until reaching a junction signposted Hutton to your left. Take this left hand turn and proceed down the hill for approximately ⅓rd mile until you reach a crossroads. At the crossroads turn right and proceed along this road for approximately 90 metres, at which point Lot 1 is located on your left hand side and the proceed a further 260 metres with Lot 2 again located on your left 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:

Lot 1 ///hypnotist.ahead.shelving

Lot 2 ///organist.amphibian.centrally

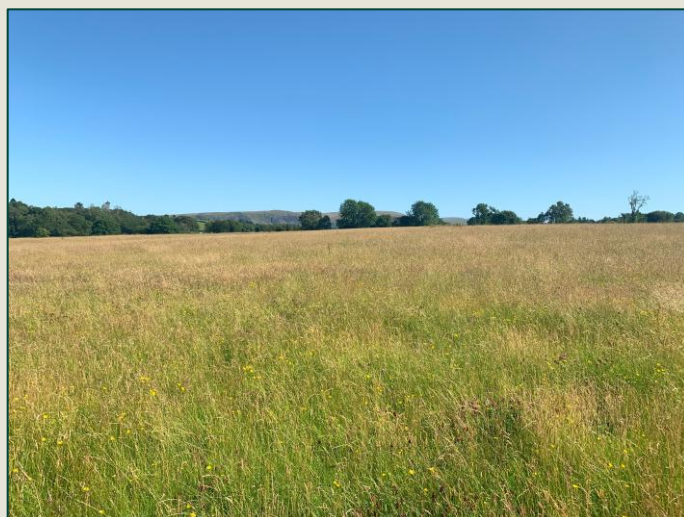
The Land

Lot 1

Lot 1 extends in total to approximately 15.12 acres (6.12 ha) or thereabouts and comprises a large enclosure of permanent pasture land capable of being mown. In addition there is a small area of amenity woodland extending to approximately 0.05 acres (0.02 hectares) or thereabouts adjacent to the highway.

The land benefits from direct roadside access, is relatively flat in topography, and benefits from a mains water supply.

The land lies between 240 metres and 250 metres above mean sea level and falls within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.



The land is situated within the Lake District National Park and Lake District World Heritage Site.

Lot 2

Lot 2 comprises a single parcel of permanent pasture land which is capable of being grazed or mown. The parcel extends to approximately 7.56 acres (3.06 hectares) or thereabouts. The land is relatively flat in topography and benefits from direct roadside access. Immediately adjacent to the access gate is an area of hardstanding.

The land lies at approximately 250 metres above mean sea level and falls within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.

The land is situated within the Lake District National Park and Lake District World Heritage Site.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Lane Head is to be offered for sale by private treaty in upto two lots.

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.



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.

Tenure

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

Water

The land benefits from a mains water supply. If the land is sold separately, then the Purchaser of Lot 2 will be responsible for fitting a sub meter where the supply enters Lot 2 and be responsible for paying the Owner of Lot 1 for all water used. The sub meter must be fitted within two months of the date of completion of the sale.

Access

The land at Lane Head 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.

It should be noted that there is a public footpath running north to south across the centre of Lot 2, with access gained from the public highway via the roadside gate and exiting the field at the southern end.

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

Burnetts Solicitors, Victoria House, Wavell Drive, Rosehill, Carlisle, CA1 2ST. Megan Richardson acting.

Tel: 01228 552260

Email: mmr@burnetts.co.uk



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Sporting, Shooting & Mineral Rights

The sporting, shooting and mineral rights are excluded from the sale due to the land been former copyhold land of the Manor of Watermillock.

Basic Payment Scheme (BPS)

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

Quotas & Environmental Schemes

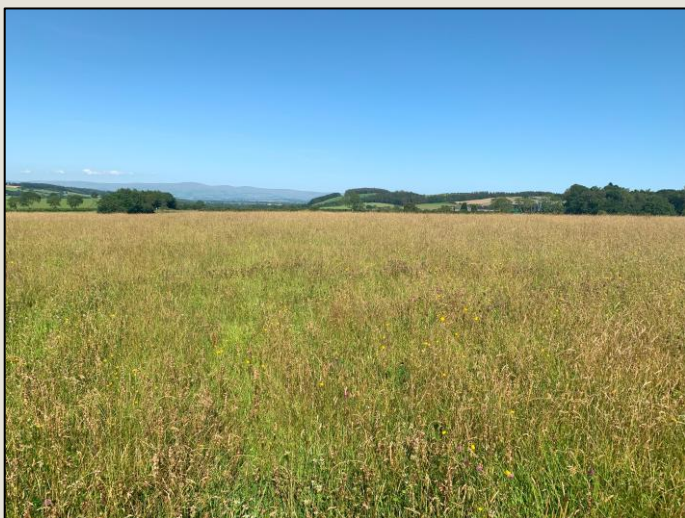
For the avoidance of doubt there are no livestock quotas nor milk quotas included in this sale and there are no schemes currently in place on the land.

Land Status

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

Boundaries

As far as the Vendor is aware, the responsibility for the boundaries are shown on the sale plan by inward facing 'T' marks. Where no 'T' 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 plans and are for reference only. Any prospective Purchaser will have deemed to have satisfied themselves of the land and schedule.



Fixtures & Fittings

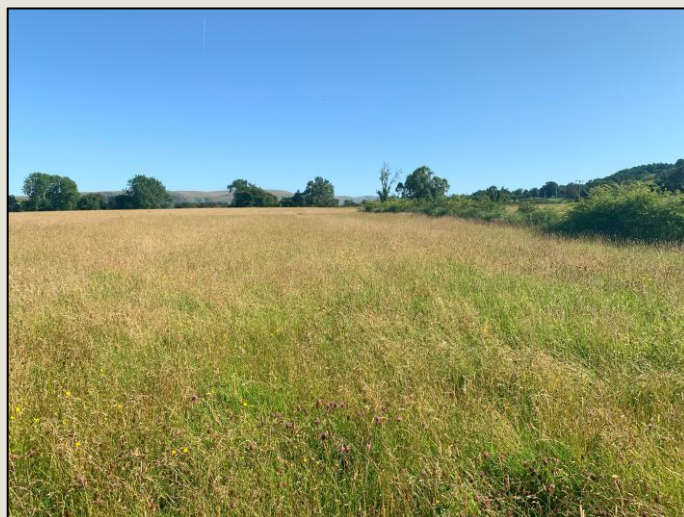
Any fixtures and fittings referred to in these particulars will be included in the sale unless stated otherwise.

Measurements

The measurements are approximate and must not be relied upon.

Health & Safety

Given the potential hazards of agricultural land, we request that you take as much care as possible when making your inspection for your own personal safety particularly around any livestock.



Viewing & Further Information

Viewing of the land at Lane Head is permitted during any daylight hour provided a copy of these particulars is to hand. Please do not obstruct any gateways, the public highway or any property belonging to a third party whilst viewing the land.

Please do not disturb any livestock grazing the land and all viewings are to be undertaken on foot on 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

Lake District National Park
Murley Moss, Oxenholme Road, Kendal, Cumbria, LA9 7RL
Tel: 01539 724555
Email: hq@lakedistrict.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

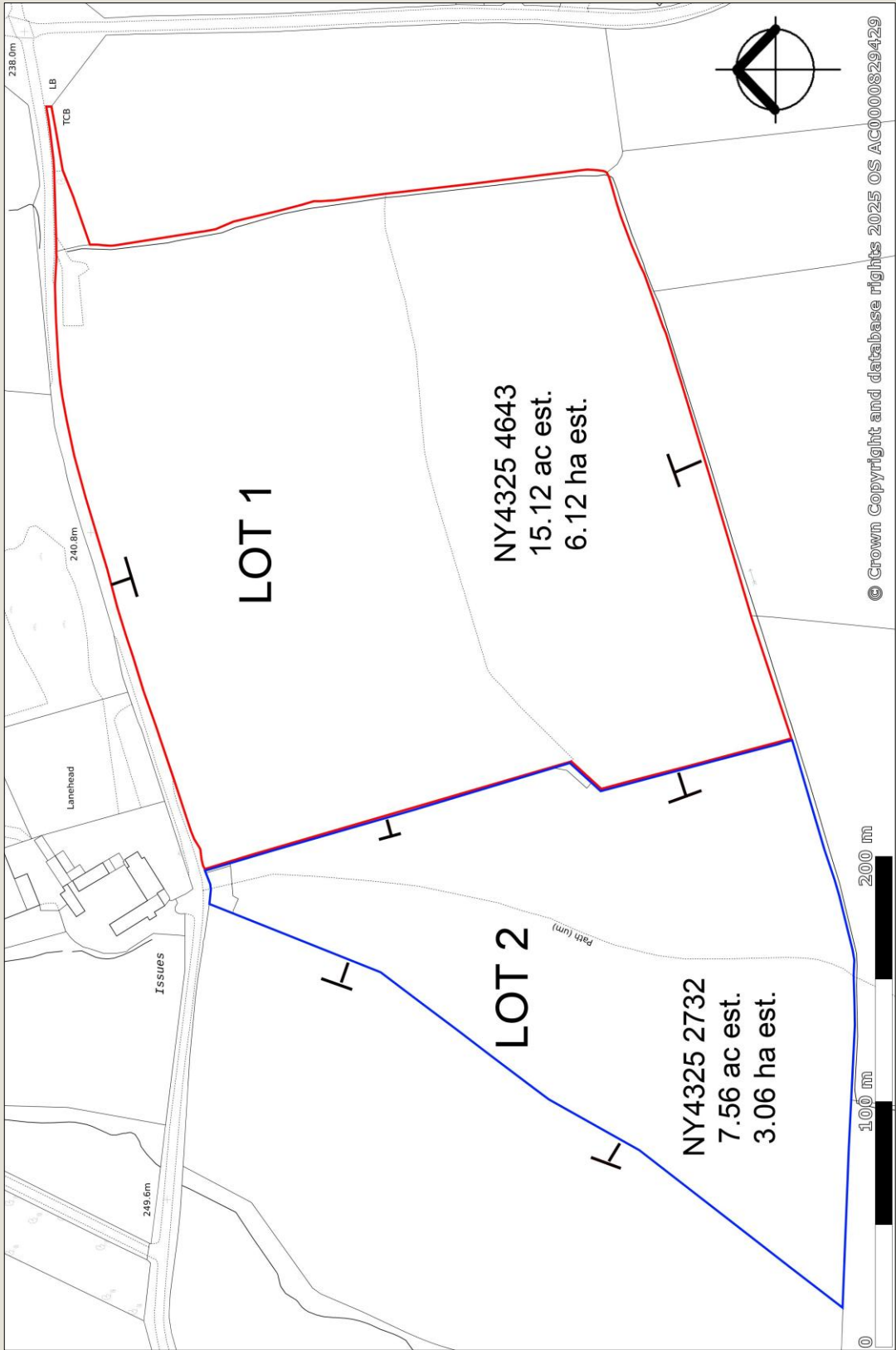
General Reservations

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: July 2025
Particulars Prepared: July 2025
Photographs Taken: July 2025



Sale Plan

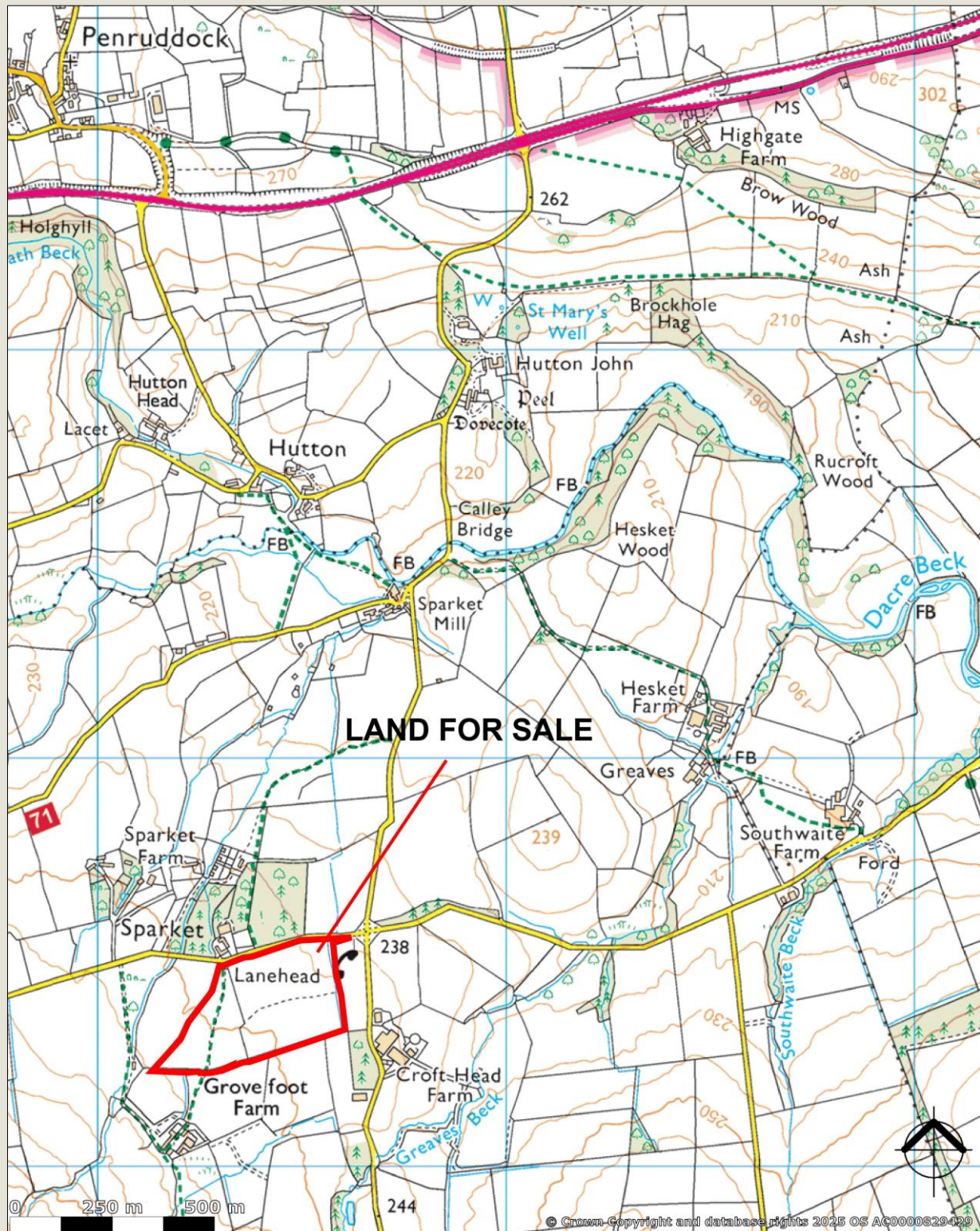


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Main Office: 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST

Location Plan



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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/EAB/LS648.1

Date: July 2025

Dear Sir/Madam

Sale of Land at Lane Head, Sparket, Penrith, Cumbria

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 the land.

Please 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 land has been placed on the market with the following guide prices:

- Lot 1 - £135,000 (One Hundred and Thirty Five Thousand Pounds).
- Lot 2 - £65,000 (Sixty Five Thousand Pounds).
- Land as a Whole - £200,000 (Two Hundred 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 marketing of the property.

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.

May I take this opportunity to thank you for your interest in the land at Lane Head which we are currently marketing on behalf of our client.

Yours sincerely



Jo Edwards MRICS
Director & Rural Surveyor

joedwards@pfk.co.uk

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

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