


**TO LET BY INFORMAL TENDER**  
**Land at Skirsgill Lane, Penrith, Cumbria**  
**Available as a whole**

**PFK**

RURAL

- 1.60 acres (0.65 hectares) or thereabouts of grazing land
- Closing Date for Tenders - 15th May 2026 at 12 noon
- Available from 18th May 2026 until 30th April 2027

 01768 866 611

 [rural@pfk.co.uk](mailto:rural@pfk.co.uk)

# Introduction

We are delighted to offer to the rental market by Informal Tender 1.60 acres (0.65 hectares) or thereabouts of grazing land available as a whole.

Offers to be submitted in writing by 12 noon on Friday 15th May 2026.

## Location

Land at Skirsgill Lane is located adjacent to the M6 just south of Junction 40. Access to the land is taken via Skirsgill Lane off the A6 at Eamont Bridge. A location plan is enclosed within these particulars.

## Term

The land will be let for a term commencing on the 18th May 2026 and expiring 30th April 2027.

## Grazing Agreement

The successful bidder will be required to sign the Grazing Licence Agreement prior to the commencement of the term and the rent shall be payable on the signing of the Grazing Licence Agreement.

## Boundaries

The grazier will be responsible for the maintenance of the boundaries.

## Timber

The Timber is reserved for the Landlord, which includes all saplings and individual trees.

## Sporting Rights

The sporting rights are excluded from the Grazing Agreement and are retained by the Landlord.

## Rights of Way

The Landlord reserves a right of access for sporting, woodland and forestry purposes.

## Repairs

The Grazier will be required to maintain the land in good tenable order and condition throughout the term.

## Insurance

The Grazier is responsible for insuring their own livestock and equipment and is also required to hold Public Liability Insurance.

## Use

The Holding is to be used for the purposes of agriculture only, grazing by up to 2 horses will be permitted.

## Current Condition

The land is let as seen.

## Further Information

The land may be viewed at any reasonable daylight hour, providing a copy of these particulars are to hand.

For all enquiries, please contact Jo Edwards by telephone on 01768 866 611 or email [joedwards@pfk.co.uk](mailto:joedwards@pfk.co.uk)

## Health and Safety

We request that you take as much care as possible when making your inspection of the property for your own personal safety.

## Plans and Schedule of Areas

The plans attached to these letting particulars are based on Ordnance Survey National Grid and are for reference only.

Prospective Graziers will have deemed to have satisfied themselves of the land and schedule.

## Application Details

Tender offers are to be submitted to PFK Rural no later than 12 noon on Friday 15th May 2026.

The tender figure and any supporting documentation should be addressed to Jo Edwards and sent to PFK Rural, Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN in an envelope clearly marked "Land at Skirsgill Lane".

## Offers

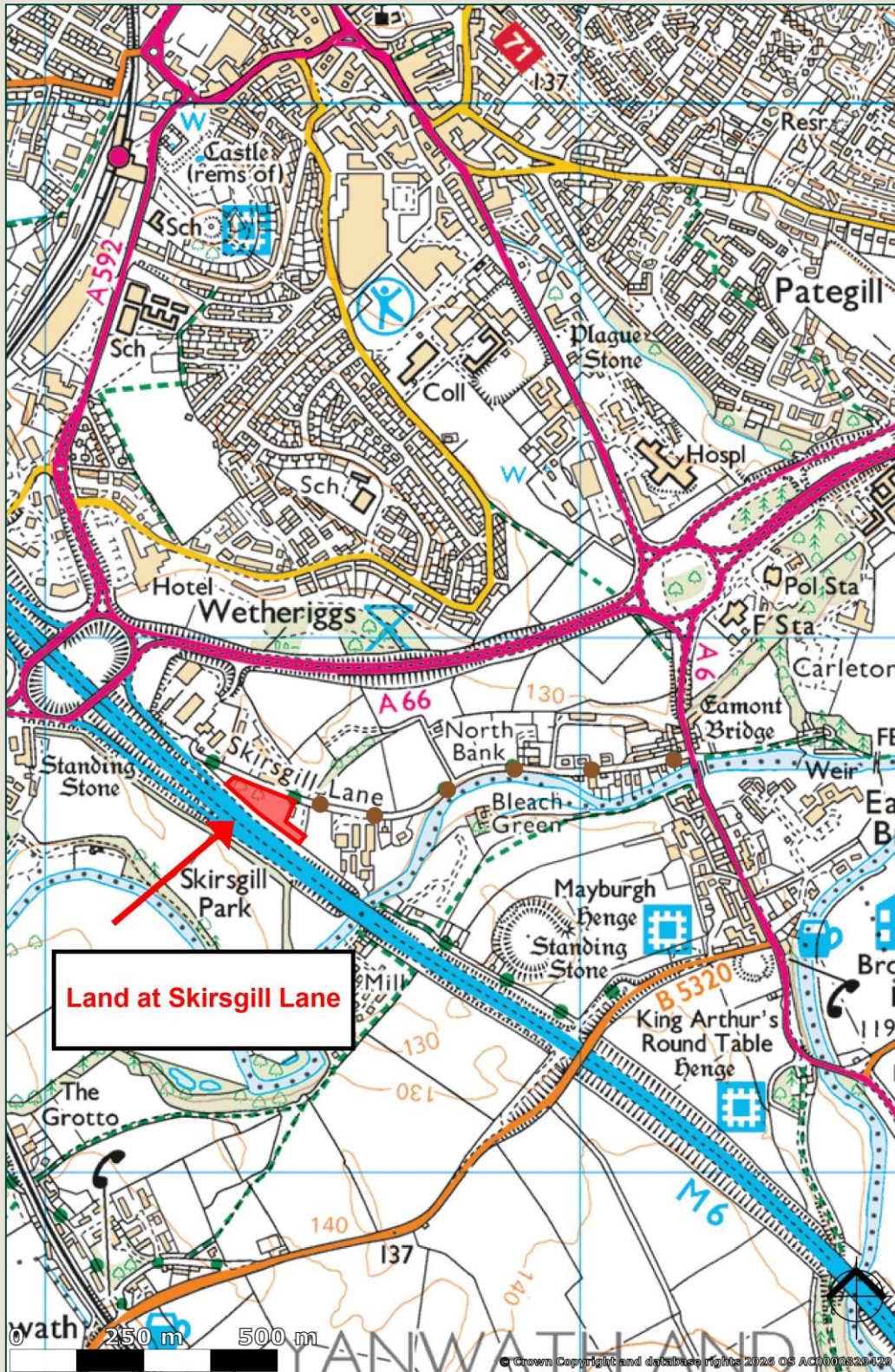
The rent should be tendered in Pound (£) Sterling. The accepted rent shall be payable in full on the signing of the Grazing Licence Agreement.

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Main Office: 1 Redhills Business Park, Penrith, Cumbria, CA11 0DT

# Site Plan



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01768 866 611

rural@pfk.co.uk

pfkrural.co.uk

# Disclaimer

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## 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: 1 Redhills Business Park, Penrith, Cumbria, CA11 0DT

Telephone: 01768 866611

## Sale & Location Plans

For Guidance Only – Not to Scale

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