



# Stoneraise Farm, Threlkeld, Keswick, CA12 4SZ


## For Sale by Private Treaty



# PFK

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- Approximately 123.12 hectares (304.24 acres) or thereabouts of grazing, mowing and allotment land.
- Roadside access, mains and natural water.
- For sale by Private Treaty in up to 8 Lots.

 01768 866 611

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

# Introduction

The sale of Stoneraise Farm offers a rare opportunity to purchase an extensive traditional, Lake District fell farm with land ranging from good mowing land to extensive allotment land, together with common grazing rights. The farm comprises a 3 / 4 bedroomed Grade II Listed farmhouse, traditional and modern farm buildings, together with approximately 304.24 acres (123.12 ha) or thereabouts of land, and common land grazing rights all located within the Lake District National Park and Lake District World Heritage site.

The property is offered for sale by Private Treaty in up to eight Lots.

All of the land benefits from roadside access with it benefitting from a mix of mains and natural water supplies.

## Location

Stoneraise Farm is located approximately ¼ mile off the A66, 5 miles from Keswick and 10½ miles from Penrith and the M6 motorway.



## Directions

The property is located close to the main A66 approximately 1.6 miles to the north-east of the Lakeland village of Threlkeld. If you are approaching from the west, travel along the A66 passing Threlkeld and continue for approximately 1.6 miles until you reach a turning to your right signposted Wallthwaite. At this point, turn right and continue along this road for approximately 250 metres until reaching a turning to the right. Take this right hand turn and Stoneraise Farm is located approximately 160 metres down this road on the right hand side.

If approaching from the east, pass the hamlet of Troutbeck on the A66 and continue along the A66 for approximately 2¾ miles until reaching the signpost to your left signposted Wallthwaite and then follow the directions above.

The location of the property is shown on the plans within these particulars and will be identified by way of PFK sale boards.

What3Words:

What3Words (Lot 1): ///corrupted.fiction.avocado

What3Words (Lot 2): ///toothpick.tailwind.silk

What3Words (Lot 3): ///quicksand.approvals.cats

What3Words (Lot 4): ///digitally.fool.secretly

What3Words (Lot 5): ///blotchy.contact.sobered

What3Words (Lot 6): ///chucked.spoons.orders

What3Words (Lot 7): ///yourself.intrigued.latest

What3Words (Lot 8): ///petrified.swan.save



## Local Amenities

Stoneraise Farm is located in the northern Lake District, within the National Park. The village of Threlkeld is approximately 1.6 miles to the west of the farm, and benefits from a primary school, two pubs and a coffee shop. The farm enjoys good access to the A66 which provides easy access to both Keswick and Penrith. Keswick being approximately 5 miles to the west of the farm and benefits from all the amenities you would expect of a small market town including supermarkets, fuel stations, and a secondary school. Penrith is approximately 10½ miles to the east, which again has all the amenities you would expect of a market town, together with providing access to the M6 motorway, having a station on the West Coast Mainline Railway, and a livestock auction market.

## Lot 1 - Stoneraise Farmhouse, Buildings & 17.81 Hectares (44.00 Acres) of Agricultural Land

Lot 1 comprises Stoneraise Farmhouse, agricultural buildings and approx. 44.01 acres (17.81 hectares) of agricultural land.

The house is Grade II Listed and is a traditional rendered stone under slate roof farmhouse with attached barns.

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The house comprises a front door leading into a small porch area (1.4m x 2.11m) which has within it plumbing for a washing machine and a cooker point. This room benefits from a linoleum covered floor with tiled walls for easy cleaning.



A door leading into the dining kitchen (6.2m x 5.92m) with kitchen units and a sink and drainer, a multifuel stove which heats both the hot water for the radiators throughout the house and the water for the house (there is an additional electric immersion which can be used when the stove is not alight), a single glazed sash window to the front elevation of the property with UPVC double glazed window to the rear of the property, wooden beams, two built-in wooden wall cupboards and a night storage heater.

From here is a door leading through to a small hallway which gives access to the stairs, pantry and living room.

The pantry has a stone floor, stone and slate shelves, UPVC double glazed window to the rear of the property.

The door from the dining kitchen into the hall and the door out of the hall into the living room are both wooden studded doors.

Living Room (6.18m max x 5m) which houses a multifuel stove within a stone and brick surround fireplace. The room benefits from wooden beams, a night storage heater, a radiator and a wooden sash window to the front elevation of the property.

From the living room is a door into the main hallway of the house which runs the full width of the house and also gains access from a further front door to the property. The hallway has a linoleum covered floor and a radiator.

Two steps lead up from the hallway into a further room which could be used as a living room, playroom, or study (6m x 4.64m). This room has wooden beams, a wooden sash window to the front elevation of the property and a small fireplace with a tiled hearth and surround.

Stairs from the rear hall lead to a small landing area off which is a door which leads into a fourth bedroom / study (2.38m x 5m). This benefits from a UPVC double glazed window to the rear elevation of the property.

Steps lead to the main landing of the property which runs the full length of the house and off the main landing are the following:

Master Bedroom (11.54m x 4.9m max) with a night storage heater, a cast iron fireplace (which is not currently useable), a wooden sliding window to the front elevation of the property, wooden ceiling beams and wood panel walls and a walk-in cupboard.

Bathroom (4.04m x 2.43m max) with WC, wash hand basin, a radiator, panelled bath, walk-in corner shower cubicle with an electric shower, wooden ceiling beams, wood sliding window to the front elevation of the property and wood panelling. A large airing cupboard which houses the hot water cylinder and immersion for the property.

Bedroom 2 (4.34m x 3.6m) with wooden ceiling beams, a wooden sliding window to the front elevation of the property and a door which leads into a small room (2.18m x 2.44m) which could be utilised as a study/dressing room/office.

Bedroom 3 (6.02m x 4.65m) with a night storage heater, wooden sash windows and wooden floorboards.

Attached to the eastern elevation of the property is a stone under slate roof barn (Building 1) which is utilised for general storage purposes. The main section of the barn is lofted and this currently has an open access point which requires to be accessed via a ladder from the outside of the building. This building offers conversion / extension potential subject to obtaining the necessary planning consent.

Attached to the western elevation of the farmhouse is a stone under slate and corrugated tin sheet roofed bank barn (Building 2) with a slate roofed canopy at the front of the property. This barn is Grade II listed. This building is lofted with the ground floor comprising three byres which can be accessed from the front elevation with a further store accessed from either end

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byre. There is then a further storage area across the rear which is accessed from the western elevation.

On the first floor of the building which is accessed from the bank to the rear of the property is the main hayloft with two stores accessed at either side. The house and barns are bounded on three sides by a grassed area which could be utilised as a garden. In addition, to the front of the property is an orchard area with fruit trees.



## Farm Buildings

Building 3 - Single storey stone under slate roof byres.

Building 4 - Five bay portal framed shed with 2 monopitch extensions all of which have concrete floors. The main section and the end section of this building are open fronted with the central monopitched section benefitting from a sliding door.

Building 5 - Four bay portal framed building utilised for livestock housing.

Building 6 - A monopitched extension of Building 5, with a hardcore floor.

Building 7 - A single storey traditional building of timber construction under a slate roof with sheep handling pens to the outside.

## The Land

The land comprising Lot 1 sits within a ring fence surrounding the farm steading. The land is all sown down to permanent pasture, being a mix of grazing land and land capable of being mown.

The land lies between 160 metres - 210 metres above mean sea level, falls within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.

This Lot benefits from common grazing rights on both Saddleback Common- CL0066 and Mungrisdale common - CL0293 - please see Common Rights section for full details.

## Lot 1 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3426 7479	4.68	11.56
NY3426 5864	3.87	9.56
NY3426 6852	3.64	8.99
NY3426 8045	4.14	10.23
NY3426 8162	0.36	0.89
NY3426 8665	0.64	1.58
NY3426 8572	0.12	0.30
NY3426 8270	0.36 est.	0.89 est.
<b>TOTAL</b>	<b>17.81 est.</b>	<b>44.00 est.</b>

## Lot 2 - 11.69 Hectares (28.89 Acres)

The land comprising Lot 2 benefits from roadside access on two sides, and includes a traditional stone under slate roofed hoggest.

The southern boundary of the land is the river Glenderamakin which provides a natural source of water for some of the fields. Please note the river is designated as a SSSI. The land in the main is good permanent pasture land.

The land lies between 160 metres - 200 metres above mean sea level, falls within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.



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This Lot benefits from common grazing rights on both Saddleback Common - CL0066 and Mungrisdale common - CL0293 - please see Common Rights section for full details

## Lot 2 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3426 9079	2.12	5.24
NY3526 0168	3.49	8.62
NY3526 1157	2.99	7.39
NY3526 2672	2.84	7.02
NY3526 0155	0.23	0.57
NY3426 9982	0.02 est.	0.05 est.
<b>TOTAL</b>	<b>11.69 est.</b>	<b>28.89 est.</b>

## Lot 3 - 9.22 Hectares (22.80 Acres)

The land comprising Lot 3 is all good permanent pasture land, which enjoys roadside access and benefits from a natural water supply in some of the fields via Combe Beck.

The land lies between 200 metres - 210 metres above mean sea level, falls within the Severely Disadvantaged Area and is classified as Grade 3 under the former MAFF Land Classification System.

This Lot benefits from common grazing rights on both Saddleback Common- CL0066 and Mungrisdale common - CL0293 - please see Common Rights section for full details.



## Lot 3 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3526 1186	2.41	5.96
NY3526 2783	1.67	4.13
NY3526 0396	2.58	6.38
NY3426 8996	0.46	1.14
NY3426 8095	2.10	5.19
<b>TOTAL</b>	<b>9.22</b>	<b>22.80</b>

## Lot 4 - 23.24 Hectares (57.42 Acres)

Lot 4 is an extensive block of land which is a mix of grazing land and land capable of being mown. Several of the parcels enjoy roadside access with the northern boundary of the land being the River Glenderamackin which provides a natural water supply to some of the parcels. Please note the river is designated as a SSSI.

The land lies between 160 metres - 170 metres above mean sea level, falls within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.

This Lot benefits from common grazing rights on both Saddleback Common- CL0066 and Mungrisdale common - CL0293 - please see Common Rights section for full details.

## Lot 4 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3426 8636	2.19	5.41
NY3426 8931	3.23	7.98
NY3426 6921	2.29	5.66
NY3426 6030	1.87	4.62
NY3426 3225	5.69	14.06
NY3426 4913	2.73	6.75
NY3426 3814	0.70	1.73
NY3426 2101	3.83	9.46
NY3425 3296	0.52	1.28
NY3426 1401	0.19	0.47
<b>TOTAL</b>	<b>23.24</b>	<b>57.42</b>

## Lot 5 - 9.56 Hectares (23.63 Acres)

Lot 5 comprises a mix of good pasture land and some upland grazing land. There are some sheep holding pens located within Lot 5, and both blocks of land within the Lot benefit from direct roadside access.

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The land lies between 210 metres - 340 metres above mean sea level, falls within the Severely Disadvantaged Area with parcel 6723 also lying above the moorland line. The land is classified as Grade 5 under the former MAFF Land Classification System.

This Lot benefits from common grazing rights on both Saddleback Common - CL0066 and Mungrisdale common - CL0293 - please see Common Rights section for full details.



### Lot 5 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3427 6723	5.82	14.38
NY3427 8520	0.06	0.15
NY3427 8509	3.20	7.91
NY3427 9410	0.48	1.19
<b>TOTAL</b>	<b>9.56</b>	<b>23.63</b>

### Lot 6 - 7.27 Hectares (17.97 Acres)

Lot 6 is a block of upland grazing which benefits from roadside access and has numerous natural springs which provide a natural water supply for the block of land.

The land lies between 180 metres - 200 metres above mean sea level, falls within the Severely Disadvantaged Area and is classified as Grade 5 under the former MAFF Land Classification System.

### Lot 6 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3526 9119	1.95	4.82
NY3626 1130	3.03	7.49
NY3626 0334	2.29	5.66
<b>TOTAL</b>	<b>7.27</b>	<b>17.97</b>

### Lot 7 - 30.93 Hectares (76.42 Acres)

Lot 7 comprises a large upland allotment, which provides excellent rough grazing, is relatively flat in topography and benefits from roadside access. This block of land benefits from a natural water supply.

The land lies between 200 metres - 220 metres above mean sea level, falls within the Severely Disadvantaged Area with parcel 4317 falling above the moorland line and parcel 8922 falling below it. The land is classified as Grade 5 under the former MAFF Land Classification System.

### Lot 7 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3626 4317	18.84	46.55
NY3626 8922	12.09	29.87
<b>TOTAL</b>	<b>30.93</b>	<b>76.42</b>

### Lot 8 - 13.40 Hectares (33.11 Acres)

Lot 8 is an upland allotment which benefits from roadside access. This parcel of land benefits from a mains water supply.

The land lies between 200 metres - 210 metres above mean sea level, falls within the Severely Disadvantaged Area and is classified as Grade 5 under the former MAFF Land Classification System.

### Lot 8 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY3726 5432	13.40	33.11
<b>TOTAL</b>	<b>13.40</b>	<b>33.11</b>



# General Remarks, Reservations & Stipulations

## Method of Sale

Stoneraise Farm is to be offered for sale by Private Treaty in up to eight Lots.

The Vendor 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 Vendor reserves 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 sole selling Agents as soon as possible in order that they are kept abreast of any changes to the marketing of the land.

## Tenure

The property is offered for sale freehold with vacant possession upon completion.

## 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. Please contact the selling agents for the information required to register.



## Water

The land benefits from a mix of mains and natural water supplies. Please refer to each individual Lot for full details.

## Access

All Lots benefit 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.

In particular, it should be noted that there is a public footpath which runs east to west from the public highway through Stoneraise farmyard and exiting the land on its western side within Lot 1.

Lot 2 has a footpath running from the stone hoggett to the public highway.

Lot 5 has two public footpaths running across the fields on the most western boundary which exits the land at Guardhouse Bridge.

Any Purchaser will be deemed to 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: [beth@arnisonheelis.co.uk](mailto:beth@arnisonheelis.co.uk)

Bethanny McDermott acting.

## Sporting, Shooting & Mineral Rights

The sporting, shooting and mineral rights are excluded from the sale due to all of the land being former copyhold land of either the Manor of Threlkeld or the Manor of Matterdale.

## Basic Payment Scheme (BPS)

The land is sold without any entitlement to any BPS money nor any De-linked payment.

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## Common Rights

Stoneraise benefits from the following common rights:

325 ewes and shearlings, together with 120 hoggs on Saddleback Common- CL0066 and 200 ewes and shearlings, together with 80 hoggs on Mungrisdale Common - CL0293 in total.

If the farm is sold in Lots, it is anticipated that the common rights will be attributable to the individual Lots in the following numbers:

Lot	CL293		CL66	
	Ewes	Hoggs	Ewes	Hoggs
Lot 1	72.9	29.2	128.6	47.5
Lot 2	47.4	19	83.6	30.9
Lot 3	31.9	12.8	56.3	20.8
Lot 4	7.3	2.9	12.9	4.8
Lot 5	34.4	13.8	35.1	13

The above figures are provisional and subject to confirmation by the Commons Authority at Westmorland and Furness District council.

There are no common rights attached to the land within Lots 6, 7 and 8.

It should be noted that these rights **have not been exercised** for many years and any prospective Purchaser should make their own enquiries in regard to the position with regard to exercising these rights.

## Council Tax

Stoneraise Farm falls within Council Tax Band E within the Westmorland and Furness District Council area.

## Quotas & Environmental Schemes

The farm is subject to a Mid Tier Countryside Stewardship Scheme which comes to an end on 31st December 2026. Full details of the Agreement are available from the sole selling Agents. The Purchaser(s) will be expected to abide by the requirements of the Scheme until its completion and the monies which are payable upon the requisite Lots will be paid to the Purchaser(s) by the Vendor upon receipt of the payment from the RPA on a pro rata basis, dependent upon length of ownership during 2026.

## Land Status

Lots 1, 2, 3 and 4 are classified as Grade 4 under the former MAFF Land Classification System. Lots 5, 6, 7 and 8 are all classified as Grade 5 under the former MAFF Land Classification System.

## Boundary Responsibility

As far as the Vendor is aware the responsibility for the boundaries are shown on the sale plan by inward facing 'T' marks. When 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 data and are for reference only. Any prospective Purchaser(s) will have deemed to have satisfied themselves of the land and schedule.

## Flood Risk

Stoneraise Farmhouse, farm buildings and the barn located within Lot 2 all fall within Flood Zone 1 being an area with a low probability of flooding.

The land which lies adjacent to the River Glenderamackin falls within a mix of Flood Zones 2 and 3 which have a higher probability of flooding, these being parcels within Lots 2 and 4. The remaining land falls within flood zone 1.

## 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.

## Control of Asbestos at Work Regulations

The Regulations came into force on 21<sup>st</sup> November 2002. Any Purchaser(s) should satisfy themselves of the nature of any asbestos material in the property.

## Health & Safety

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

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## Viewing & Further Information

Viewings of Lot 2 - 8 is permitted during any daylight hour provided a copy of these particulars is to hand.

Viewing of Lot 1 is strictly by appointment only. Therefore, any interested parties must contact the Selling Agents in order to arrange a convenient time for an inspection to be undertaken.

When inspecting any of the property, 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 enquires, please contact Jo Edwards at PFK Rural for further information on 01768 866611 or by email [joedwards@pfk.co.uk](mailto:joedwards@pfk.co.uk)

## Services

Stonerise Farmhouse benefits from mains electricity, a private water supply, and foul drainage is dealt with via a septic tank. It should be noted that the septic tank has not been inspected, and may not meet current requirements and prospective Purchasers should make their own investigations.

A phone line is connected to the Farmhouse, and it benefits from Broadband.

The property benefits from solid fuel central heating via a back boiler from a multifuel stove together with electric storage heaters. In addition, the multifuel stove heats the water although there is a separate electric immersion for use when the stove is not lit.

The buildings benefit from mains electricity and a private water supply.

The land benefits from a mix of natural and mains water throughout.

## Authorities

Cumbria County Council  
Civic Centre, Rickergate, Carlisle, CA3 8QG  
Tel: 0300 373 3730  
Web: [www.cumberland.gov.uk](http://www.cumberland.gov.uk)

Westmorland & Furness Council  
Town Hall, Penrith, CA11 7QF  
Tel: 01768 817817  
Web: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

Lake District National Park  
Murley Moss, Oxenholme Road, Kendal, LA9 7RL  
Tel: 01539 724555  
Email: [hq@lakedistrict.gov.uk](mailto:hq@lakedistrict.gov.uk)

United Utilities  
Dawson House, Great Sankey, Warrington, WA5 3LW  
Tel: 01925 237000  
Email: [info@uuplc.gov.uk](mailto:info@uuplc.gov.uk)  
Web: [www.unitedutilities.com](http://www.unitedutilities.com)

## General Reservations

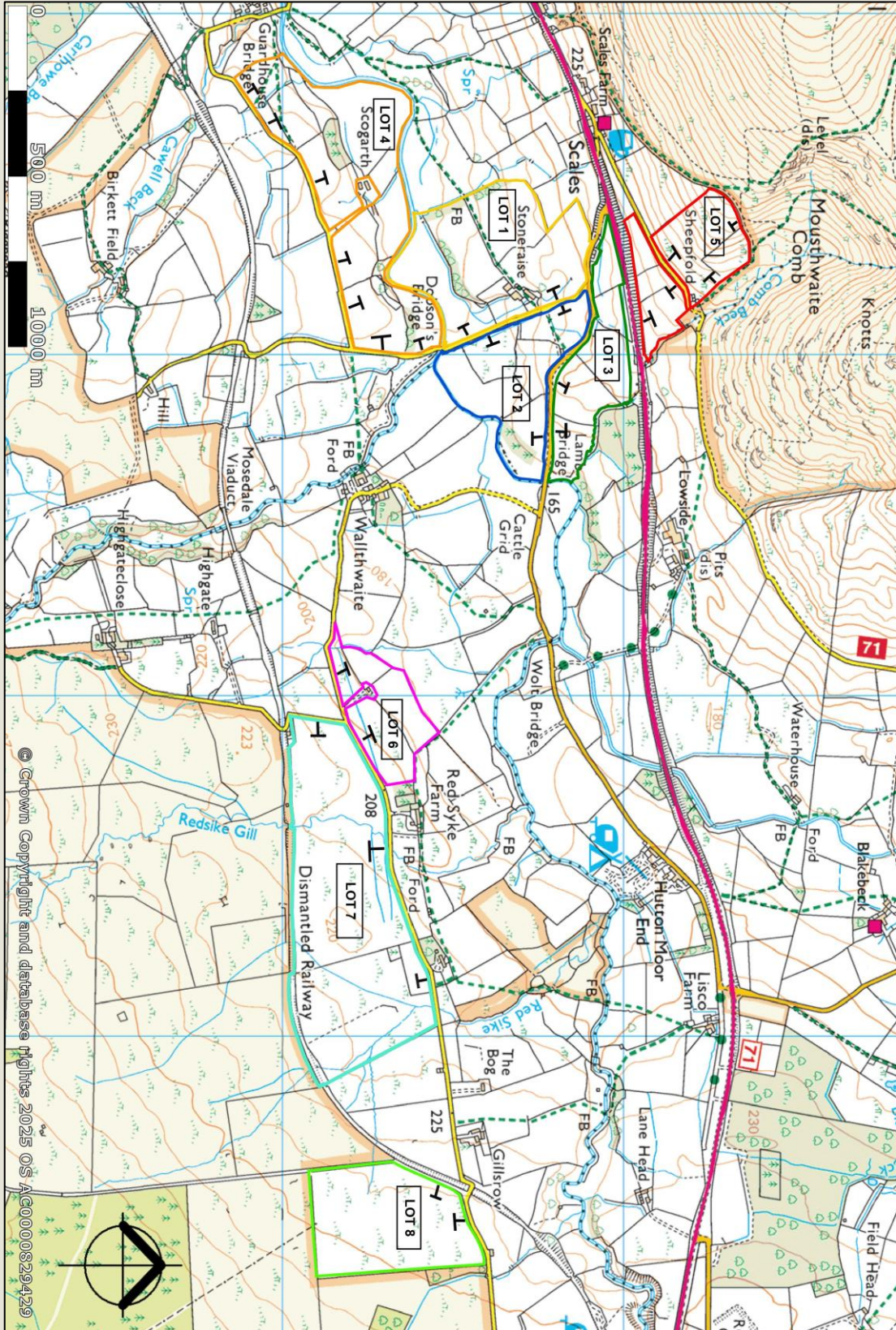
The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

First Edition: June 2026  
Particulars Prepared: May 2026  
Photographs Taken: August 2025 & May 2026

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# Sale Plan

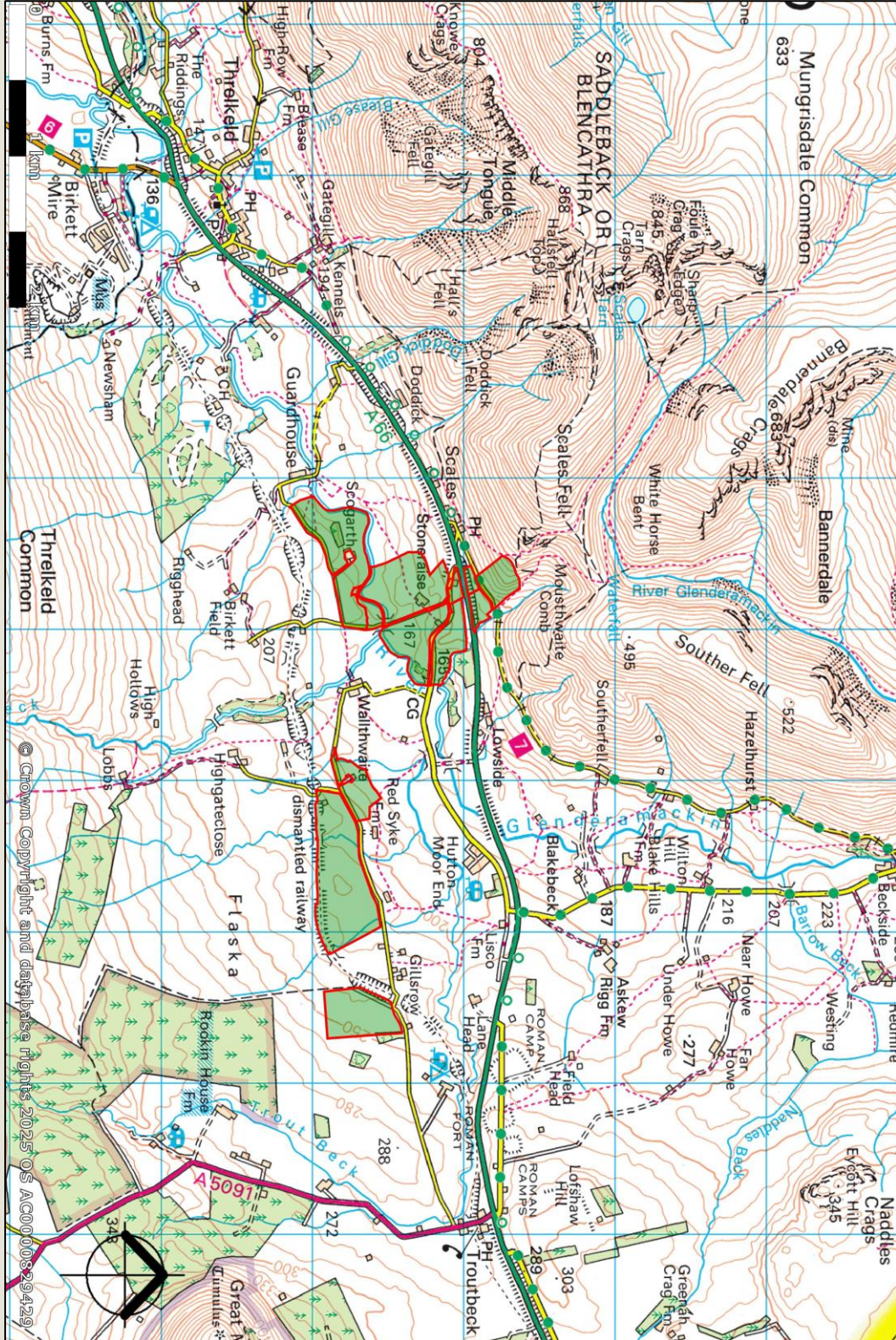


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# Location Plan



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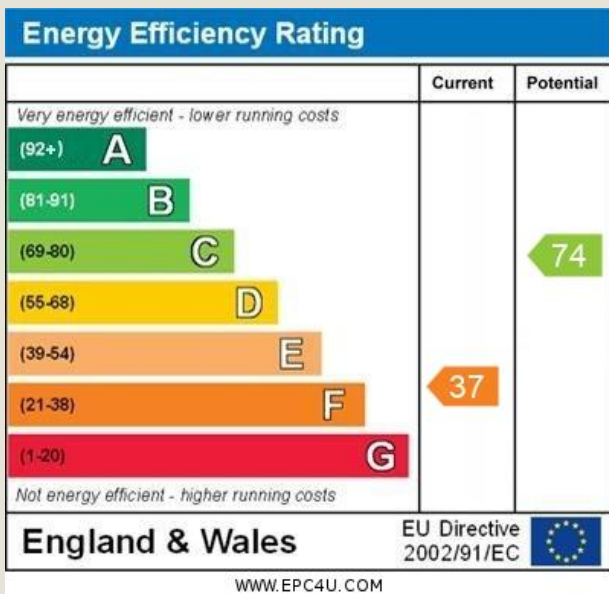
rural@pfk.co.uk

pfkrural.co.uk

# Floor Plan - Farmhouse



## Stoneraise Farmhouse EPC Rating



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# Floor Plan - Outbuildings



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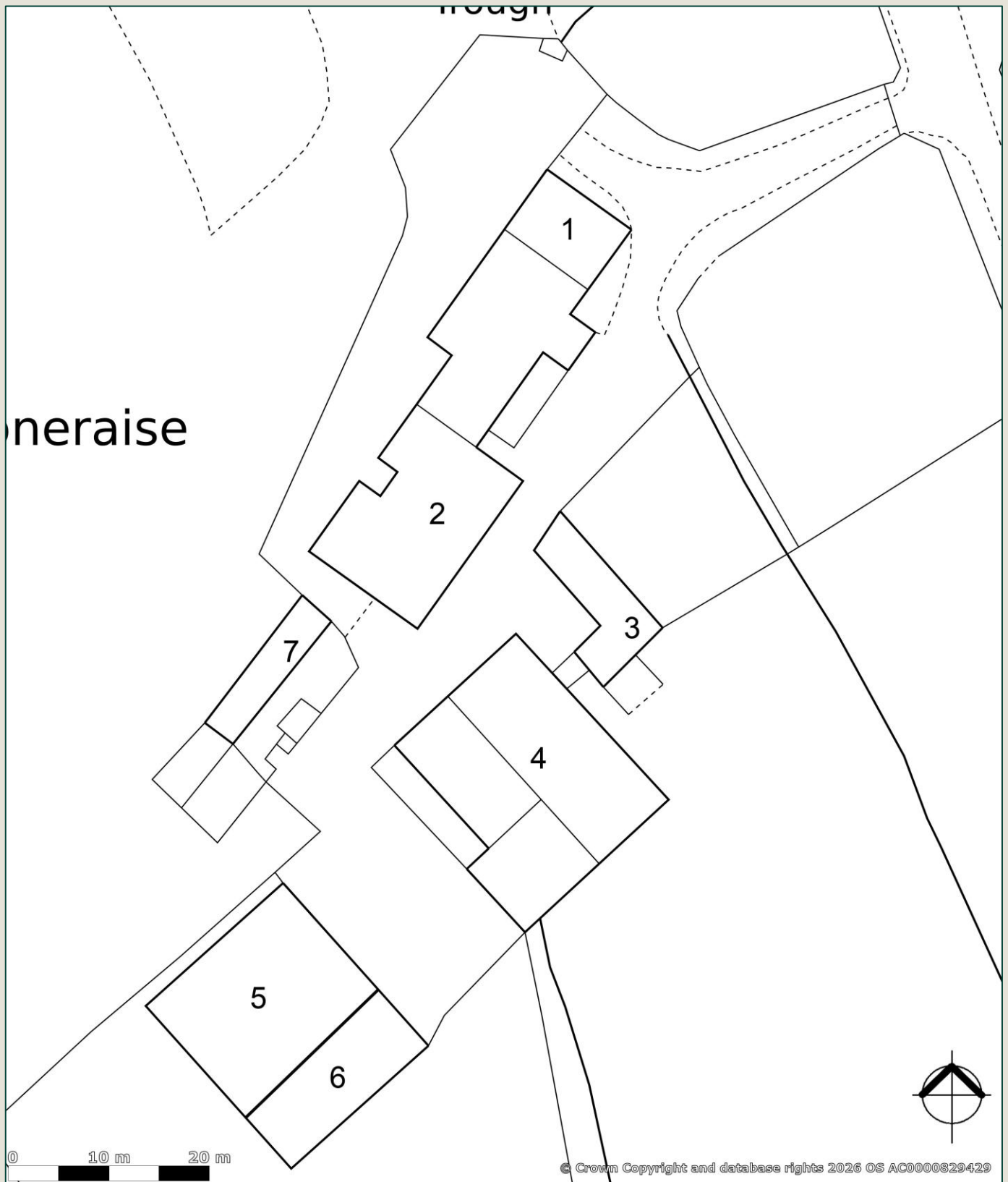
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# Farmyard Plan




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 rural@pfk.co.uk

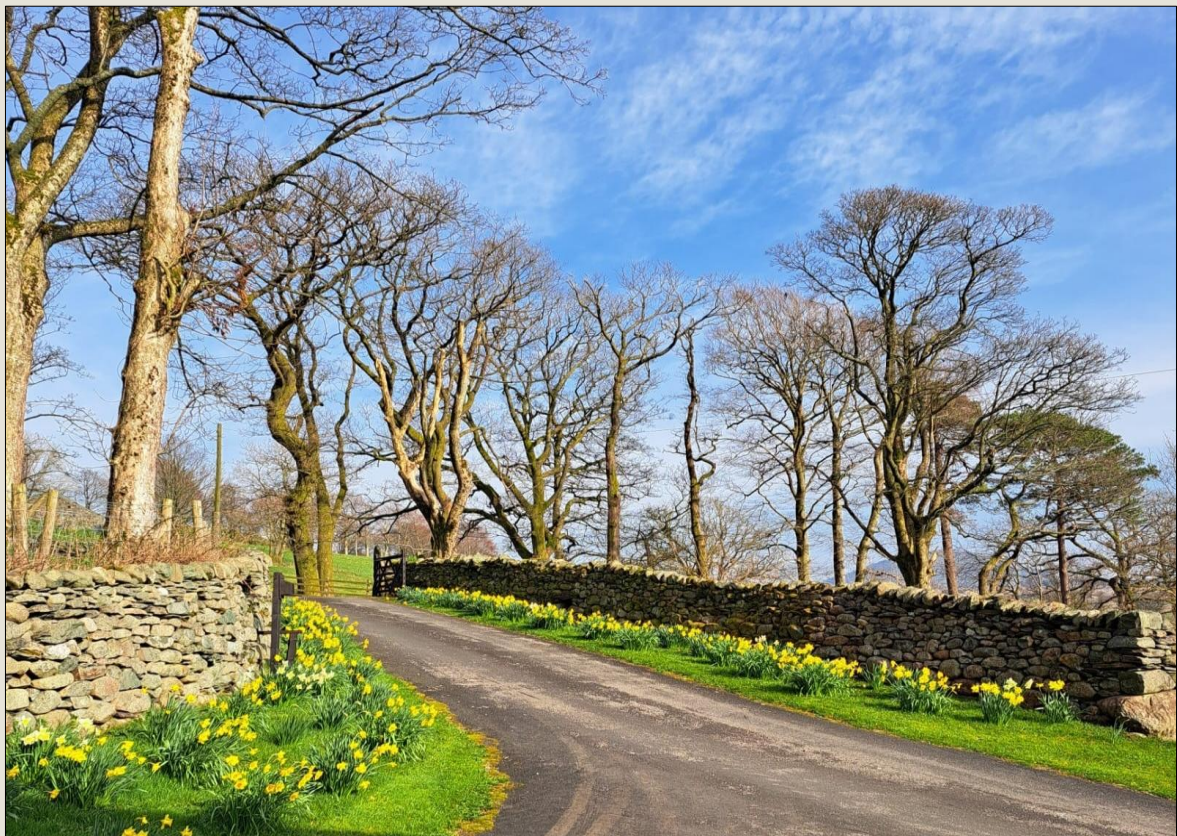
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# Disclaimer

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## Important Notice

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- (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: 1 Redhills Business Park, Penrith, Cumbria, CA11 0DT

Our ref: JKE/LS654

Date: 1<sup>st</sup> July 2026

Dear Sir/Madam

## **Sale of Stoneraise Farm, Threlkeld, Keswick, Cumbria, CA12 4SZ**

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

Please note that Lots 2 to 8 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 on the land.

With regard to viewings of Lot 1, this is strictly by appointment only and therefore please contact ourselves to arrange a convenient time.

Please note that **NO** vehicular access is to be taken to any of the land when undertaking an inspection and that all of the land must be viewed on foot at all times.

The property has been placed upon the market with the following Guide Prices:

- Lot 1 - £1,200,000 (One Million, Two Hundred Thousand Pounds)
- Lot 2 - £230,000 (Two Hundred and Thirty Thousand Pounds)
- Lot 3 - £160,000 (One Hundred and Sixty Thousand Pounds)
- Lot 4 - £425,000 (Four Hundred and Twenty Five Thousand Pounds)
- Lot 5 - £85,000 (Eighty Five Thousand Pounds)
- Lot 6 - £90,000 (Ninety Thousand Pounds)
- Lot 7 - £270,000 (Two Hundred and Seventy Thousand Pounds)
- Lot 8 - £120,000 (One Hundred and Twenty Thousand Pounds).

If you are interested in any or all of the property, 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 from all interested parties prior to any offers for any of the property being accepted.

**Main Office:** 1 Redhills Business Park, Redhills, Penrith, Cumbria, CA11 0DT  
**Mart Office:** Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

**T:** 01768 866 611  
**W:** pfkrural.co.uk

If you require any further information with regards 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 Stoneraise Farm which we are currently marketing on behalf of our client.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Jo Edwards', with a long horizontal flourish extending to the right.

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

Encl.