

Our ref: JKE/AMB/LS660

Date: 14th May 2026

Dear Sir/Madam

Sale of Land at Bampton
Closing Date for Best and Final Offers

We have been instructed by our clients to set a closing date for best and final offers in regard to the land which we are currently marketing at Bampton.

Please note that the offer you should submit on this occasion is the best offer you are prepared to make for the land at Bampton. Please note we will not be reverting to anybody to ask for any revision of offers after the closing date. The Vendors will then make their decision with regard to the successful purchaser of the land based upon the offers submitted by the closing date.

If you have already made an offer for the land, then unless we are notified by yourself otherwise this offer will remain in place. If you wish to revise that offer then please do so and submit a new offer as per the details below. Any revised offer which we receive after today's date will be taken as your best and final offer for the land. For the avoidance of doubt, if we do not hear from you between now and the closing date then the offer which you have made will remain in place and be contemplated alongside any other offers received.

Please note that no offers received after today's date will be opened by ourselves prior to the closing date passing.

The closing date which has been set for this land is **12 noon on Friday 22nd May 2026**. Written offers must be submitted to PFK Rural, Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN by this time and date and the offer should be within a sealed envelope with '**Land at Bampton**' written in the top left hand corner.

If you wish to submit your offer by email, then please send it to angelabyrne@pfk.co.uk and ensure that the offer is submitted by way of an attachment to the email and the subject line of the email reads '**Best and Final Offer for Land at Bampton**'.

Any offers which are received after the closing date will not be taken into consideration by the Vendors.

Therefore if you are wishing to submit an offer for the land at Bampton then please ensure that you include the details below and ensure that you provide all of the information requested. Once the closing date has passed, all offers will be opened and then reported to the Vendors and we will await their instructions.

Please submit any offer for the land as detailed as below:

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

T: 01768 866 611
W: pfk rural.co.uk

1. Please submit your offer in a sealed envelope marked '**Land at Bampton**' in the top left hand corner or by an attachment to an email addressed to angelabyrne@pfk.co.uk with '**Best and Final Offer for Land at Bampton**' in the subject line.
2. No escalating offers or offers made by reference to any other offer will be considered.
3. Offers should be made in writing for a specific amount in £ sterling.
4. Please indicate whether your offer is subject to the sale of another property; subject to you obtaining a mortgage / bank lending or if it is a cash offer.
5. Please provide the name and address of the solicitor who will be acting on your behalf if you are successful in having your offer accepted.
6. Please provide the full names, addresses and contact telephone numbers for all parties in who's name the property is to be purchased if your offer is accepted.

Please note that if the above stipulations are not adhered to or the information requested is not provided, then we cannot guarantee that the Vendors will contemplate the offer made for the land.

Once the closing date has passed, all offers received will be passed to the Vendors for their contemplation. Once we are in receipt of instructions from the Vendors, then all parties will be updated with regard to the Vendors' decision.

If you have any queries with regard to the above, then please do not hesitate to contact me – otherwise we will look forward to receiving offers prior to the closing date of **12 noon on Friday 22nd May 2026**.

Yours faithfully



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



Land at Bampton, Penrith, Cumbria For Sale By Private Treaty



PFK

RURAL

- Permanent pasture land extending to approximately 2 acres (0.81 hectares) for sale as a whole.
- Roadside access.
- Natural water supply and 2 x timber pony stables.

 01768 866 611

 rural@pfk.co.uk

Introduction

The sale of land at Bampton offers a rare opportunity to purchase a sound parcel of grazing land, which benefits from roadside access, natural water and 2 timber pony stables.

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

The land benefits from direct roadside access, which benefits from an area of hard standing within the field and has a natural water supply.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY5118 1681	0.81	2.00
TOTAL	0.81	2.00

Directions

From Penrith head south on the A6 passing through Eamont Bridge until you reach the mini roundabout, at which point take the right hand turn onto the B5320 towards Tirril & Pooley Bridge. Proceed along this road for approximately 1 mile, taking the first left signposted Askham & Haweswater. Proceed along this road, passing through Askham village heading towards Bampton. After passing the hamlet of Butterwick, continue towards Bampton for a further 1/3 of a mile until you reach the land on your left hand side.

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

What3Words:///nags.revision.skidding

The Land

The sale of this small parcel of land close to Bampton within the Lake District National Park offers a rare opportunity to purchase a sound parcel of grazing land, which has the added benefit of 2 pony timber stables, together with an area of hard standing adjacent to the public highway at the access point to the land. This work was granted planning permission under planning reference 7/2015/3026.

The land is level in topography and benefits from a natural water supply.

The land lies at approximately 170m above mean sea level and falls within the Severely Disadvantaged Area.

The land is classified as Grade 3 under the former MAFF Land Classification System.

The land sits within the northern area of the Lake District National Park and Lake District World Heritage Site.

Included within this sale attached to this land parcel are common rights registered on Bampton Common (CL85) and this field parcel benefits from the right to graze 10 ewes with their followers or 1 pony with followers or 1 head of cattle with followers on Bampton Common.

Upon completion of the sale it will be for the Purchaser to submit an application to the County Council to arrange for these common rights to be transferred from the Vendor.

These rights are listed under entry 82 of the Commons Register.



General Remarks, Reservations & Stipulations

Method of Sale

The land at Bampton is offered for sale by Private Treaty.

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

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

Tenure

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

Water

The land benefits from a natural water supply.

Access

The land at Bampton 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.

In particular, it should be noted that there are overhead cables running over the land, together with a mains water pipe running under the land.

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

Cartmell Shepherd Solicitors, Montgomery Way, Rosehill, Carlisle, Cumbria, CA1 2RW. Sam Fawcett acting.

Tel: 01228 474828

Email: sam.fawcett@cartmells.co.uk

Sporting & Mineral Rights

The land is former copyhold and therefore it is believed that the mines and minerals are retained by the Lord of the Manor, however the Vendor should rely on their own inspection of the title of the land. The sporting rights are included within the sale in so far as they belong to the Vendor.

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 3 under the former MAFF Land Classification System.

Boundaries

As far as the Vendors are aware, the responsibility of the boundaries are shown on the sale plans by inward facing 'T' marks. When no mark is shown, there is no further information available.

Plans & Schedule of Areas

The plans attached to these particulars are based on Ordnance Survey plans and are for reference only. Any prospective

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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 livestock.

Viewing & Further Information

Viewing of the land at Bampton is permitted during any daylight hour provided a copy of these particulars is to hand.

Please do not obstruct any gateways or the public highway or any property belonging to third parties whilst viewing the land.

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

Lake District National Park Authority
Wayfaring House, Murley Moss Business Park,
Oxenholme Road, Kendal, Cumbria, LA9 7RL
Tel: 01539 724555
Email: hq@lakedistrict.gov.uk
Web: www.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.

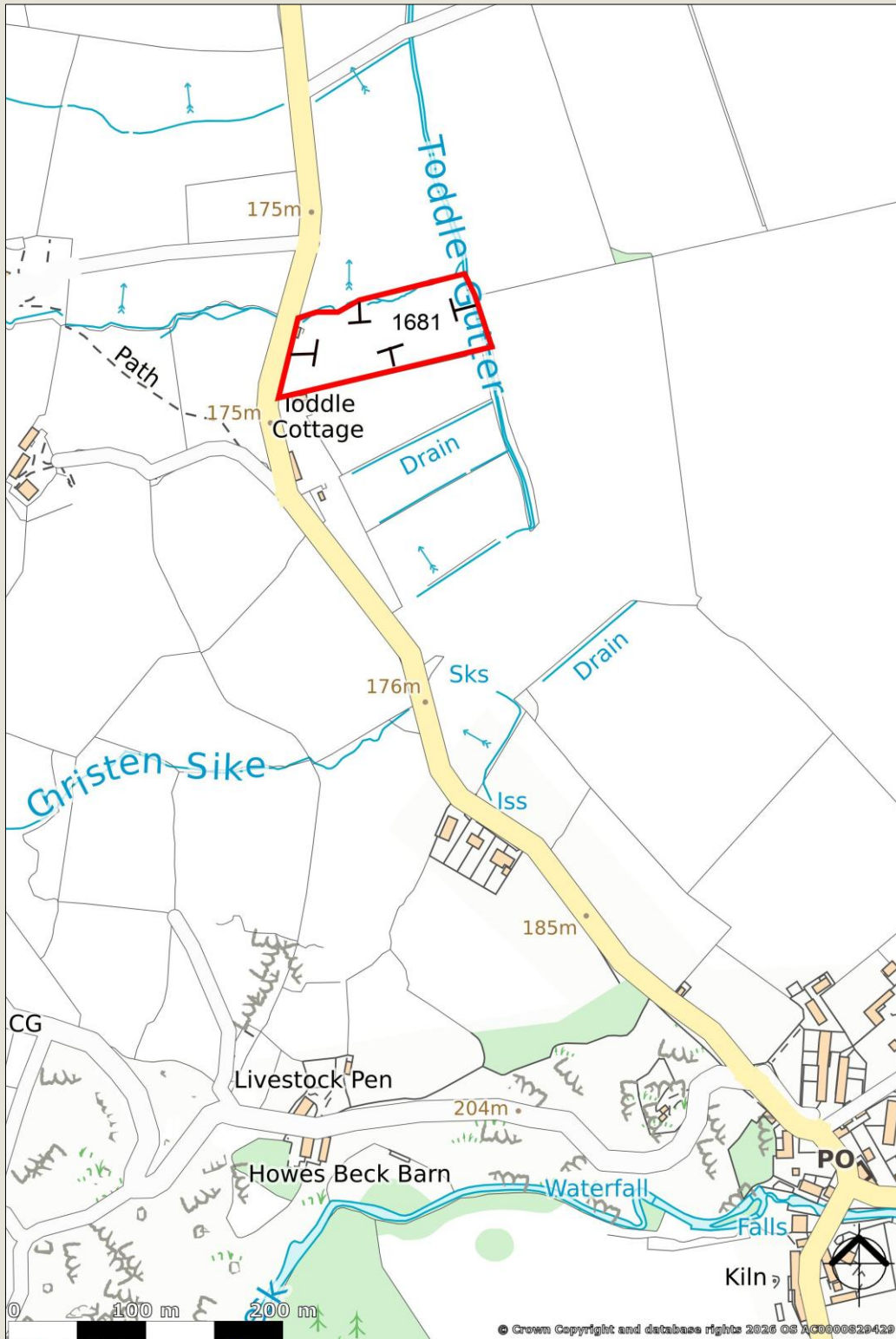
First Edition: May 2026
Particulars Prepared: April 2026
Photographs Taken: April 2026

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Sale Plan



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01768 866 611

rural@pfk.co.uk

pfkrural.co.uk

Location Plan



PKK

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

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

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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 rural@pfk.co.uk

 pfk rural.co.uk

Our ref: JKE/EAB/LS660

Date: May 2026

Dear Sir/Madam

Sale of Land at Bampton, 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 a guide price of offers over £30,000 (Thirty 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 Bampton which we are currently marketing on behalf of our client.

Yours faithfully



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

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