



## Glebe Land at The Hill & Marsh Field, Millom, Cumbria



# PFK

RURAL

- 5.13 acres (1.55 hectares) of agricultural land.
- Permanent pasture.
- For sale in up to two Lots.

 01768 866 611

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

# Introduction

This sale offers the opportunity to purchase two parcels of permanent pasture located on the outskirts of Millom and close to the Lake District National Park. This sale comprises two separate blocks of land which will be of interest to farmers looking to expand their existing landholdings together with those with amenity, conservation, equestrian or alternative land use interests.

Both parcels of land are accessed via a track from the public highway and neither parcel benefits from any form of water supply.

## Schedule of Acreages

Field Parcel No.	Hectares	Acres
<b>LOT 1 - 1213</b>	1.55 est	3.84 est
<b>LOT 2 - 1130</b>	0.52 est	1.29 est
<b>TOTAL</b>	<b>2.07 est</b>	<b>5.13 est</b>

## Directions

From Millom, head north on the A5093 until you reach the village of The Hill. As you enter the village, take the first turning to your right which is located approximately 150 metres after you have entered the village. The right hand turn is signposted Underhill.

Proceed down the hill and out of the village for approximately 800 metres until you reach a track turning to the left. Lot 2 is located approximately 60 metres up the access track on your right hand side.

To gain access to Lot 1, continue past the track on the left until you reach a T junction with a level crossing in front of you. Take a right hand turn along Aggie's Lonnin, continue along this track for approximately 750 metres parallel with the railway line until you reach Lot 1 on your right 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 boards.

What3Words:///

Lot 1: What3words - recruiter.guitars.shields  
Lot 2: What3words - anyone.unwell.prospered

# The Land

## Lot 1

Lot 1 comprises a single parcel of permanent pasture land extending to approximately 3.84 acres (1.55 hectares) or thereabouts which enjoys direct access off Aggie's Lonnin. The land is bounded in the main by mature hedgerows and post and wire fences and does not benefit from any form of water supply.



Lot 1

The land lies at approximately 5 metres above mean sea level, is Non-Severely Disadvantaged and is classified as Grade 3 under the former MAFF Land Classification System.

## Lot 2

Lot 2 comprises a single block of pasture land extending to approximately 1.29 acres (0.52 hectares) or thereabouts which is bounded by mature hedgerows and post and wire fencing. The land benefits from direct access from an accommodation lonnin and does not benefit from any water supply.



Lot 2

# PFK

RURAL

The land lies at approximately 5 metres above mean sea level, falls within the Non-Severely Disadvantaged Area and is classified as Grade 3 under the former MAFF Land Classification System.

## General Remarks, Reservations & Stipulations

### Method of Sale

The land at Millom is to be offered for sale by Private Treaty in up to 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 sale or to change the method of sale without notice. For this reason, we recommend likely Purchasers should register their interest with the Agents as soon as possible in order that they may be kept abreast of any changes to the marketing of the land.



Lot 1

### 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. It should be noted that the Vendor only has Possessory Title to the land and will not be offering any funding towards insurance cover in relation to the purchase of the land.



Lot 2

### Water

Neither Lot of land benefits from any form of water supply.

### Access

Both parcels of land are accessed via accommodation linnins from the Council Highway for which a Statement of Truth has been completed confirming a right over the aforesaid accommodation linnins.

### 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.

The land benefits from access over accommodation linnins for which a Statement of Truth has been lodged.

**PFK**

RURAL

As set out above the Vendor only has Possessory Title to the land and will not be funding any form of insurance cover in relation to the purchase of 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:

Minihan McAlister Solicitors, Unit 1B South Mill, Warwick Bridge, Brampton, Cumbria, CA4 9RR  
Tel: 01228 217218  
Email: [sam@minihanmcalistere.co.uk](mailto:sam@minihanmcalistere.co.uk)  
Sam McAlister acting.



Lot 2

## Sporting & Mineral Rights

The sporting are included within the sale insofar as they are belong to the Vendor. The mineral rights are specifically excluded from the sale as they fall outwith the ownership of the Vendor.

## Basic Payment Scheme (BPS)

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

## Environmental Schemes

For the avoidance of doubt there are no environmental 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 Vendor is aware, the responsibility of the boundaries are shown on the sale plans by inward facing 'T' marks. Where no mark is shown there is no further information available.

## Measurements

Measurements are approximate and must not be relied upon.

## Plans & Schedule of Areas

The plans attached to these particulars are based on Ordnance Survey 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.

## Viewing & Further Information

Viewing of land at Millom is permitted during any reasonable 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 third parties whilst viewing the land.

Please note there is **NO** vehicular access 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](mailto:joedwards@pfk.co.uk)

## Authorities

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

# PFK

RURAL

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

United Utilities

Dawson House, Great Sankey, Warrington, WA5 3LW

Tel: 01925 237000 Fax: 01925 237073

Email: [info@uuplc.gov.uk](mailto:info@uuplc.gov.uk)

Web: [www.unitedutilities.com](http://www.unitedutilities.com)



**Lot 2**

## General Reservations

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


First Edition: June 2026

Particulars Prepared: June 2026

Photographs Taken: June 2026

**PFK**

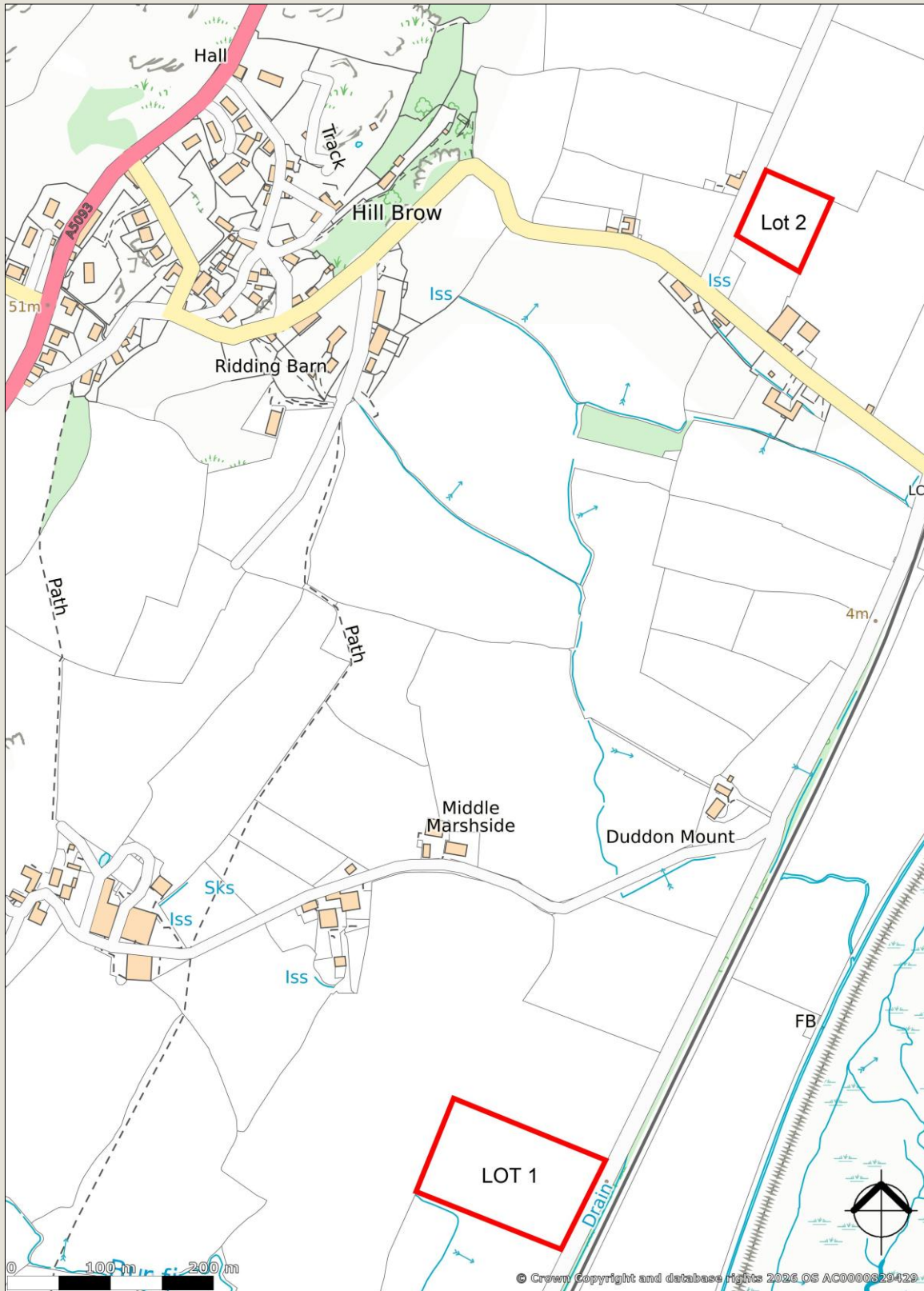
RURAL

 01768 866 611

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

 [pfkrural.co.uk](http://pfkrural.co.uk)

# Sale Plan

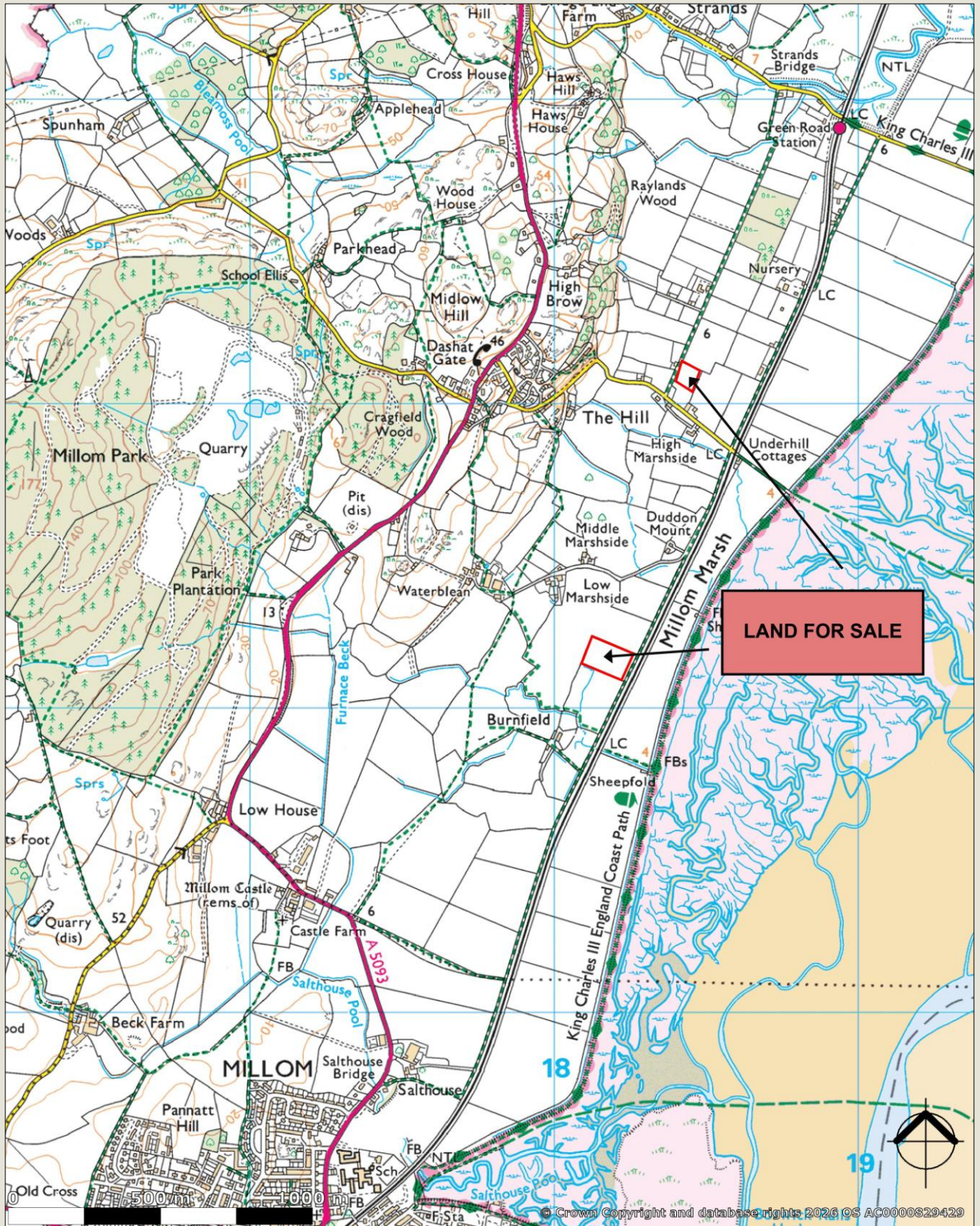


# PKK

RURAL

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

# Location Plan



# PFK

RURAL

01768 866 611

rural@pfk.co.uk

pfkrural.co.uk

## 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

# PFK

RURAL

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

Our ref: JKE/AMB/LS665

Date: June 2026

Dear Sir/Madam

## **Sale of Land at Millom, 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 any 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.

I can confirm that the property has been placed on the market with the following guide prices:

- Lot 1: Offers over £30,000.
- Lot 2: Offers over £15,000.

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 Millom which we are currently marketing on behalf of our client.

Yours sincerely



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

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

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