

Our ref: JKE/AMB/LS661

Date: April 2026

Dear Sir/Madam

**Sale of Land at Soulby, Kirkby Stephen, Cumbria**  
**Closing Date for Best and Final Offers**

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

The closing date for offers for the land has been set for **12 noon on Tuesday 5<sup>th</sup> May 2026**.

If you have already made an offer for the land, then unless we are notified otherwise this offer will remain in place. If you do wish to revise your offer then please do so and submit your offer as per the details set out below.

Please note that no offers received after today's date will be opened by ourselves prior to the closing date and therefore we will have no idea of the level of any offers received.

As set out above, the closing date which has been set for this land is **12 noon on Tuesday 5<sup>th</sup> May 2026**. All offers must be submitted in writing to PFK Rural, Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN or alternatively, sent by email with the title '**Best and Final Offer for Land at Soulby**' and this should be sent to the following email address – [angelabyrne@pfk.co.uk](mailto:angelabyrne@pfk.co.uk). Any offers received after the closing date may not be taken into consideration by the Vendors.

Therefore if you are wishing to submit an offer for the land at Soulby then please ensure that you include all of the information requested below and once the closing date has passed, then all offers will be opened and reported to the Vendors.

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

1. Please submit your offer in a sealed envelope marked '**Land at Soulby**' in the top left hand corner if submitting by post/in writing or '**Best and Final Offer for Land at Soulby**' sent to Angela Byrne if submitting by email.
2. No escalating offers or offers made by reference to any other offer will be considered.
3. Offers should be made 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.

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

6. Please provide the full names, addresses, a contact telephone number and an email address 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 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' instructions.

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 Tuesday 5<sup>th</sup> May 2026.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jo Edwards', with a small blue dot at the end of the signature.

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




# Land at Soulby, Kirkby Stephen, Cumbria For Sale By Private Treaty



# PFK

RURAL

- Approximately 6.36 acres (2.57 hectares) or thereabouts of mowing land
- For Sale as a Whole

 01768 866 611

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

# Introduction

This sale of land at Soulby near Kirkby Stephen offers an opportunity to purchase a useful parcel of land which is capable of being mown and which will be of interest to farmers looking to expand their existing land holdings, together with those with amenity, equestrian, conservation or alternative land use interests. The land is accessed via third party land .

## Schedule of Acreages

Field Parcel No.	Hectares	Acres
2684	2.57	6.36
<b>TOTAL</b>	<b>2.57</b>	<b>6.36</b>

## Directions

From Appleby head south leaving the town on the B6260 and after approximately 3/4 mile take the first turning to the left signposted Ormside, Great Asby and Soulby. Follow this road until reaching the village of Soulby and upon entering the village, take the first turning to the left signposted Little Musgrave and Great Musgrave. Proceed along this road for approximately 350 metres until reaching the cemetery on your left hand side. The access route to the parcel of land follows the blue dotted line on the plan within these particulars from this point.

From Kirkby Stephen leave the town along Silver Street following the signs for Soulby. Proceed out of the town taking the right hand fork after passing the Grammar School signposted Soulby and Crosby Garrett. Proceed along this road until reaching the village. Pass over the beck and take the second turning on your right, which is signposted Little Musgrave and Great Musgrave, then follow the directions above.

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

What3Words:///

Field Location: keener.porridge.clocking

Access off the Highway: utter.case.clap

# The Land

This land sale offers an opportunity to purchase a good quality single parcel of permanent pasture land which is capable of being mown.

The land is flat in topography and bounded with a mix of post and wire fences and mature hedgerows.

The land lies at approximately 160m above mean sea level, falls within the Non-Severely Disadvantaged Area and is classified as Grade 3 under the former MAFF classification system.



## General Remarks, Reservations & Stipulations

### Method of Sale

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

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



RURAL

## 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.

## Access

The land at Soulby benefits from a right of access over third party land, as shown by the blue dots on the sale and location plan within these particulars.

For full details of this right of access please contact the Vendors solicitors.



## 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.

As previously noted, the land benefits from a right of access across third party 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 8RR

Tel: 01228 217218

Email: [sam@minihanmcalister.co.uk](mailto:sam@minihanmcalister.co.uk)

Sam McAlister acting.

## Sporting & Mineral Rights

The Sporting and Mineral Rights are included within the sale in so far as they belong to the Vendors.

## 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.



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## Boundaries

As far as the Vendors are aware the responsibility for the boundaries are shown on the sale plan 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 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 livestock.

## Viewing & Further Information

Viewing of the land at Soulby 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](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)

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)

## 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.

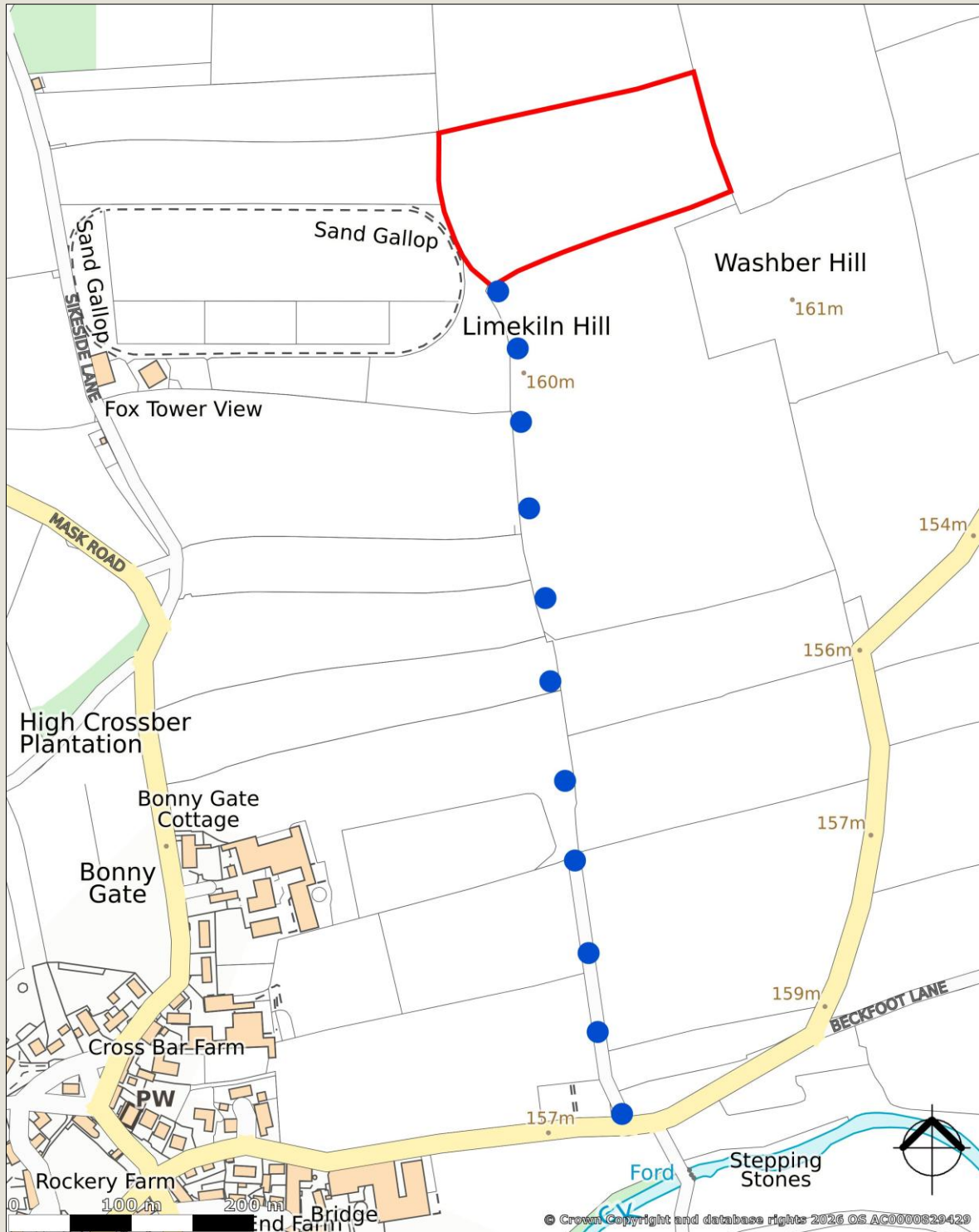
First Edition: April 2026  
Particulars Prepared: April 2026  
Photographs Taken: March 2026

# PFK

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

# Sale Plan



# PFK

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# Location Plan



# PK

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# 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

Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Licence No. ES100004583

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Our ref: JKE/EAB/LS661

Date: April 2026

Dear Sir/Madam

## **Sale of Land at Soulby, Kirkby Stephen, 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.

The land has been placed on the market with a guide price of offers over £50,000 (Fifty 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 Crosby Garrett which we are currently marketing on behalf of our client.

Yours sincerely



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

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