



Land at Crosby Garrett, Kirkby Stephen, Cumbria For Sale By Private Treaty



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- Extending to approximately 13.42 acres (5.43 hectares) or thereabouts of pasture land
- Mains water
- For Sale as a Whole

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land at Crosby Garrett near Kirkby Stephen offers an opportunity to purchase a useful block of grazing land, which extends to approximately 13.43 acres (5.43 hectares) and is located within the Yorkshire Dales National Park.

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

The land is accessed over a private track and benefits from a mains water supply.

Schedule of Acreages

Field Parcel No.	Hectares	Acres
396	5.43	13.42
TOTAL	5.43	13.42

Directions

From the North take the B6260 heading south from Appleby. Approximately 1/2 mile after leaving the town, take the turning to the left signposted Ormside, Great Asby & Soulby. After 1 1/4 miles take the right hand turn signposted for Great Asby. Continue along this road to the first crossroads and then turn left. Proceed down the hill and over the river and follow the road up the hill towards Little Asby, Soulby & Kirkby Stephen. After approximately 2 miles you will reach the hamlet of Whygill Head. At the crossroads, proceed straight across continuing towards Soulby. From here continue for approximately 3/4 mile until reaching New Close Lane on your right hand side. From here the land is located approximately 775m down Newclose Lane as shown by the blue dots on the sale plan within these sale particulars.

From the South exit the M6 at Junction 38 and head east along the A685 towards Kirkby Stephen until reaching the village of Newbiggin on Lune. Take the left hand turn off the A685 signposted Kelleth & Great Asby. From here proceed up the hill out of Newbiggin on Lune over Ravenstonedale Moor. After approximately 2 3/4 miles, turn right at the T junction, continue along this road until reaching the hamlet of Whygill Head. At the crossroads in Whygill Head, turn right and proceed for approximately 3/4 mile until reaching Newclose Lane. From this point, follow the directions above.

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

What3Words:

Field Location: ///ships.inflating.pickle

Access off the Highway: ///cycle.gazes.dogs

The Land

This parcel of land extends to approximately 13.42 acres (5.43 hectares) or thereabouts of sound grazing land. The land is gently undulating and westerly facing and is located within the Yorkshire Dales National Park.

Access to the land is taken over the adjoining land parcel off Newclose Lane along the route shown by blue dots on the sale plan and the land benefits from a mains water supply.

The land lies between 240 and 270m above mean sea level, falls within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Classification System.



General Remarks, Reservations & Stipulations

Method of Sale

The land at Crosby Garrett is offered for sale by Private Treaty as a whole.

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.

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The Vendor 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.

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 mains water supply.

Access

The land is accessed via Newclose Lane and a neighbouring field parcel, as shown by the blue dots on the sale and location plan included within these sale 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.

In particular, it should be noted that there are overhead cables running across the land.

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
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 4 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'

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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 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 Crosby Garrett 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 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

Westmorland & Furness Council
Town Hall, Penrith, Cumbria, CA11 7QF
Tel: 01768 817817
Web: www.westmorlandandfurness.gov.uk

Yorkshire Dales National Park Authority
Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL
Tel: 0300 456 0030
Web: www.yorkshiredales.org.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.

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Particulars Prepared: April 2026
Photographs Taken: April 2026

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Sale Plan



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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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Our ref: JKE/EAB/LS661.1

Date: April 2026

Dear Sir/Madam

Sale of Land at Crosby Garrett, 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 £75,000 (Seventy Five 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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