




Land at Rutter & Force Hills, Great Asby, Appleby-in-Westmorland, Cumbria For Sale by Public Auction



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- 34.17 acres est. (13.83 ha est.) of a mix of mowing and grazing land.
- For sale by Public Auction in up to two Lots on Thursday 9th July 2026 at 2pm at The Gavel, Penrith Auction Mart.

 01768 866 611

 rural@pfk.co.uk

Introduction

This sale of land near Appleby offers a rare opportunity to purchase some high quality agricultural land, all of which is currently sown down to grass and of which some could be ploughed for arable use. All of the land benefits from roadside access with a natural water supply present. Included within one of the Lots is a stretch of Hoff Beck, with another Lot benefitting from Beck frontage.

The land will be of interest to farmers looking to expand their existing landholdings together with people with amenity, environmental and small holding interests.



Directions

From the market town of Appleby, head south leaving the town on the B6260. Having left the town, proceed along this road for approximately $\frac{3}{4}$ of a mile heading south-west. Take the first turning to the left signposted Ormside, Great Asby, Soulby, Rutter Falls Waterfall. Proceed along the road for approximately $1\frac{1}{4}$ miles, turning right at the junction signposted Great Asby, Rutter Falls Waterfall and Three Greyhounds. Proceed along this road for approximately $\frac{1}{2}$ a mile whereby you will arrive at Lot 2 located on your right hand side with Lot 1 located approximately 50 metres further along on your right.

Please see the location plan and sale plan within these particulars.

The location of the land will be identified by way of PFK sale boards.

What3Words:

What3Words (Lot 1): ///workshops.profitd.crisps

What3Words (Lot 2): ///curls.cringe.tile

The Land

Lot 1 - Land at Force Hills

This single parcel of land extends to approximately 15.24 acres (6.17 hectares) with approximately $\frac{2}{3}$ of the field capable of being mown with the western most portion of the land being good permanent pasture land with a wooded bank which leads down to Hoff Beck.

The land is partially south-westerly facing and partially north-easterly facing, benefits from roadside access and a natural water supply via Hoff Beck.

The land lies between 150 metres - 160 metres above mean sea level, is classified as Severely Disadvantaged and Grade 3 under the former MAFF Land Classification System.

Lot 1 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY6815 3275	6.17	15.24
TOTAL	6.17	15.24

Lot 2 - Land at Rutter

The land at Rutter comprises four field parcels together with a section of Hoff Beck totalling 18.93 acres (7.66 hectares) or thereabouts. The land benefits from three points of roadside access; the first being off Broadmire Road at the most eastern point of the block of land with the other access gates being either side of Hoff Beck off Mill Lane.

This block of land is a mix of mowing and grazing land with the most easterly parcel capable of being mown with the other parcels being pastureland. The land benefits from a natural water supply via Hoff Beck.

At the south-westerly corner of the land adjacent to the access off the public highway, is a small stone under slate roof building which is semi-detached with the attached section belonging to the adjacent residential property. This building has electrical wiring which has been installed to enable power to be provided via a generator.

It is the responsibility of any prospective Purchaser(s) to check the wiring and no warranty is given with regard to its functionality.

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The land lies between 150 metres - 180 metres above mean sea level, falls within the Disadvantaged Area and is classified as Grade 3 under the former MAFF Land Classification System.

Lot 2 - Schedule of Acreages

Field Parcel No.	Hectares	Acres
NY6816 3502	1.10	2.73
NY6815 2796	1.08	2.66
NY6815 0388	0.35	0.86
NY6816 0610	4.87	12.04
NY6816 2402	0.26 est.	0.64 est.
TOTAL	7.66 est.	18.93 est.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Rutter and Force Hills will be offered for sale by Public Auction in up to two Lots on Thursday 9th July 2026 at 2pm at The Gavel, Penrith Auction Mart.

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.



General Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the General and Special Conditions of Sale which may be inspected during the usual office hours at the offices of the Vendor's solicitors during the 14 days immediately prior to the Auction.

The Conditions of Sale may also be inspected in the sale room on the sale date, but they will not be read out.

Any Purchaser(s) will be deemed to have had notice of each condition and all bidders to bid on the basis they have inspected the Sale Conditions (whether they have in fact done so or not).

Deposit

A non-refundable deposit of 10% of the purchase price will be payable to the Vendor's solicitors upon the fall of the Auctioneer's hammer.

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. Therefore, **ALL** prospective Purchasers **MUST** register with the sole selling agents prior to the Auction. Please contact the Selling Agents for the information required to register.

FOR THE AVOIDANCE OF DOUBT, NO ONE WILL BE ABLE TO BID FOR THE LAND AT AUCTION UNLESS THEY ARE REGISTERED WITH THE SOLE SELLING AGENTS AND HAVE PROVIDED THE NECESSARY ID DOCUMENTS PRIOR TO THE AUCTION.

Tenure

The land is offered for sale freehold with vacant possession. Completion is set for the 6th August 2026. Early completion may be possible by negotiation with the Vendor.

For further details please refer to the Vendor's solicitors who's details appear later in these sales particulars.

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Basic Payment Scheme (BPS)

The land is sold without any entitlement to any BPS money 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 Grade 3 under the former MAFF Land Classification System.

Water

Both Lots benefit from a natural water supply.

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 wires on poles across both Lots and there is a public footpath running along the beck edge on the western side of Hoff Beck where it runs through Lot 2.

Any Purchaser(s) 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: jonathan.hannon@arnisonheelis.co.uk

Jonathan Hannon acting.

Sporting and Mineral Rights

The sporting and mineral rights are included within the sale in so far as they are owned by the Vendor.



Boundary Responsibility

As far as the Vendor is aware the responsibility of 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 Ordnance Survey National Grid and are for reference only. Any prospective Purchaser(s) 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.

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Health & Safety

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

Viewing & Further Information

Viewings of the land at Force Hills and Rutter is permitted during any 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 any third party whilst viewing the land.

All viewings are to be undertaken on foot on all occasions. **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



Authorities

Westmorland & Furness Council

Town Hall, Penrith, CA11 7QF

Tel: 01768 817817

Web: www.westmorlandandfurness.gov.uk

United Utilities

Dawson House, Great Sankey, Warrington, WA5 3LW

Tel: 01925 237000

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: February 2026

Particulars Prepared: May 2026

Photographs Taken: February 2026

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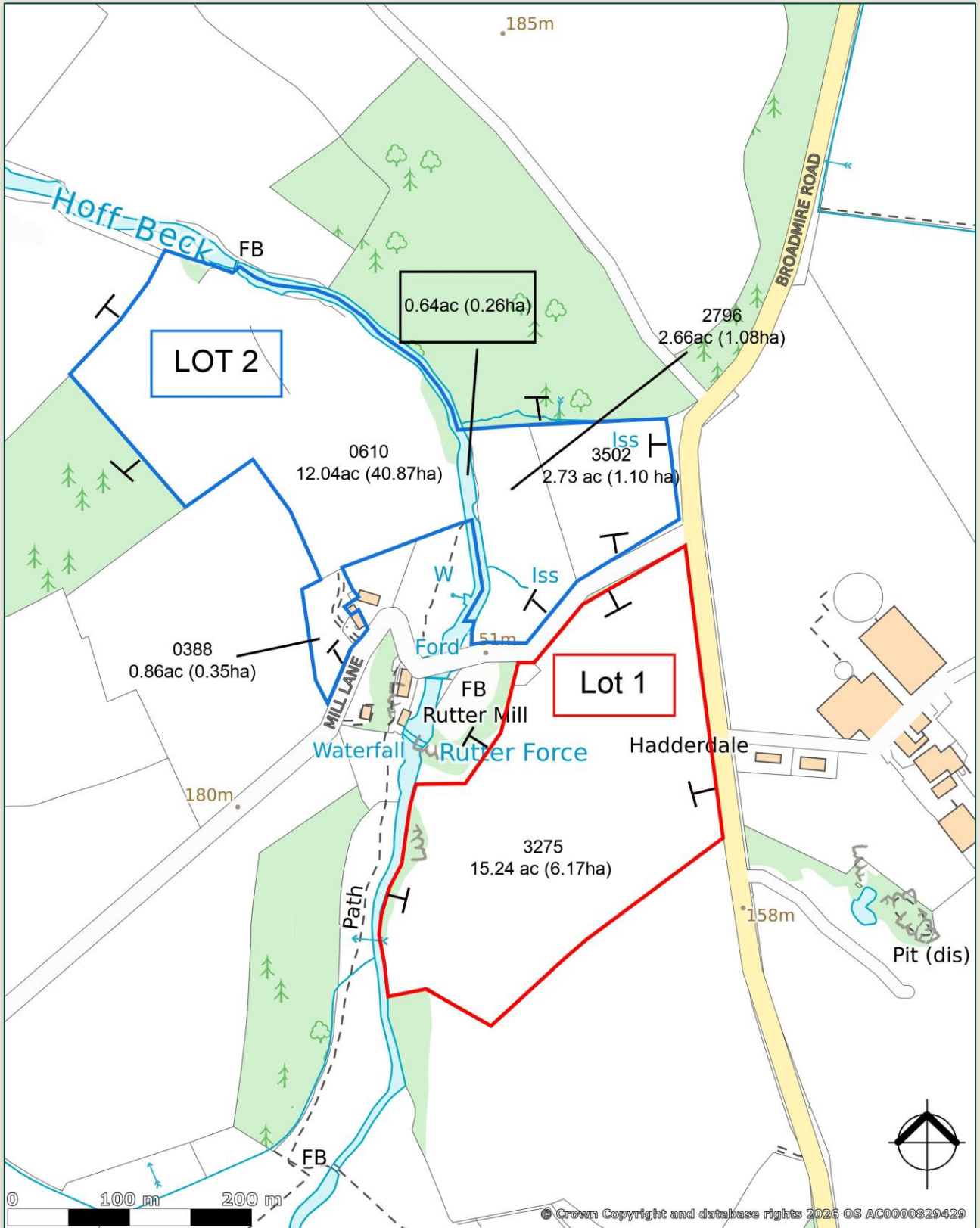
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Sale Plan

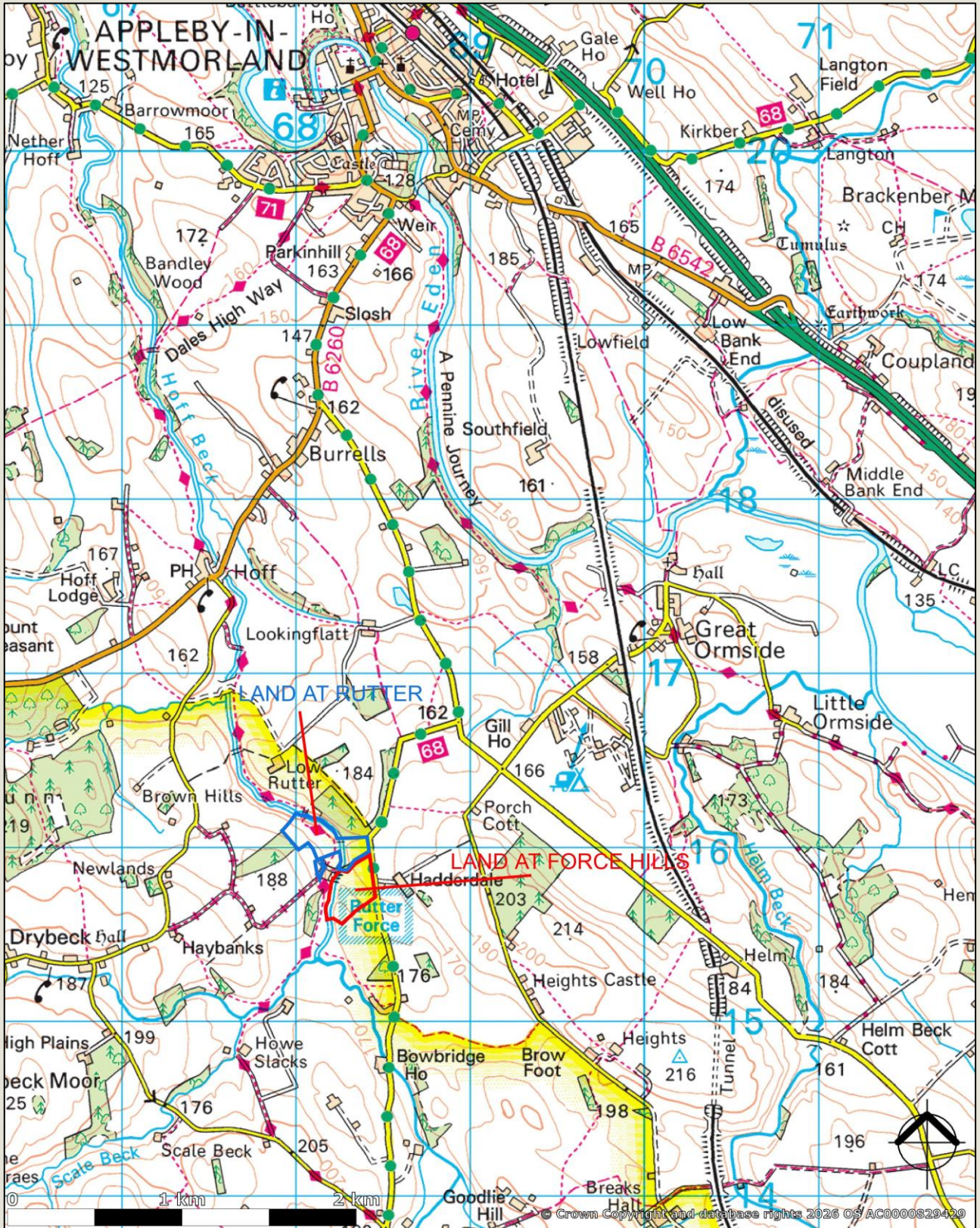


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Location Plan



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

Our ref: JKE/AMB/LS658

Date: May 2026

Dear Sir/Madam

Sale of Land at Rutter & Force Hills, Great Asby, Appleby-in-Westmorland
Public Auction – 2pm on 9th July 2026

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

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

- Lot 1: £150,000
- Lot 2: £150,000

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 also 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 property is to be sold by Public Auction which is to be held at 2pm on Thursday 9th July 2026 at The Gavel, Penrith Auction Mart, CA11 0DN.

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 sale.

Please note that due to Money Laundering Regulations, we will be required to carry out due diligence checks on any person who wishes to bid for the property at the Auction. Please therefore ensure that if you are intending to bid for the property at the Auction, that we have seen and have in our possession **prior to the Auction** a copy of the original document of one of the following:

- Passport.
- Photo Card Driving Licence.
- National Identity Card.
- Fire Arms/Shotgun Certificate.

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Mart Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

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W: pfk rural.co.uk

Together with one of the following:

- A current Council Tax Demand/Statement.
- Old style UK Driving Licence.
- Current Bank or Credit Card Statement (must be within the last 3 months).
- Current Utility Bill (must be within the last 3 months).
- Evidence of Entitlement to State or Local Authority Benefits.

We are required to see the original documents and take and keep a photocopy of the documents you provide us with. We therefore ask that you call in to one of our offices at either Redhills or Penrith Auction Mart in order that these documents can be photocopied and verified. If you intend to call in to our office at Penrith Auction Mart, then please ring prior to attending to ensure there will be somebody here to copy the documents.

We will also be able to take copies of the documents in the hour prior to the Auction time and date. Therefore, if you have not been able to provide us with these documents prior to the day of the Auction, then please ensure that you do attend in plenty of time.

We will also require from the successful bidder(s), proof of funds as to how you are financing the purchase of the land and therefore, please bring with you to the Auction all documents which show the source of monies which will be used to pay for the land purchase. Please note we do not require to see this prior to the Auction, but only from the successful bidder(s) prior to signing the contract.

For the avoidance of doubt, **we are not permitted to take bids from anyone who is not registered with us and provided the necessary documents.** Therefore, please either provide the necessary documents prior to the day of the Auction or ensure that you arrive in plenty of time prior to 2pm on 9th July 2026 to provide the documents on the day.

If you have any queries in regard to the property or any of the above, then please do not hesitate to contact Jo Edwards at our Auction Mart office.

Finally, may I take this opportunity to thank you for your interest in the land we are instructed to market.

Yours sincerely



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

Encl.