

Our ref: JKE/AMB/LS662

Date: 18th June 2026

Dear Sir/Madam

Sale of Force Bank Wood, Santon Bridge
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 woodland which we are currently marketing at Santon Bridge.

Please note that the offer you should submit on this occasion is the best offer you are prepared to make for the woodland. Please note that we will not be reverting to anybody to ask for any revision of offers after the closing date. The vendors will make their decision once the closing date has passed 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 yourselves otherwise this offer will remain in place. If you do wish to revise that offer then please do so and submit a new offer as per the details set out below. Any revised offer which we received 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 will 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 Tuesday 30th June 2026**. Written offers must be submitted to PFK Rural, Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN by the time and date above and the offer should be within a sealed envelope with 'Land at Santon Bridge' 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 Santon Bridge'.

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

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

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

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

1. Please submit your offer in a sealed envelope marked '**Land at Santon Bridge**' in the top left hand corner if submitting by post/in writing or by an attachment to an email addressed to Angela Byrne with '**Best and Final Offer for Land at Santon Bridge**' 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, 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 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 Tuesday 30th June 2026.

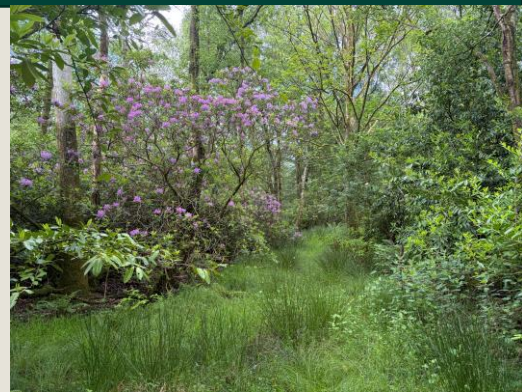
Yours faithfully



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




Land at Force Bank Wood, Santon Bridge,
Near Holmrook, Cumbria
For Sale by Private Treaty



PFK

RURAL

- Approximately 1.5 acres (0.6 hectares) of amenity woodland.
- For sale by Private Treaty as a whole.

 01768 866 611

 rural@pfk.co.uk

Introduction

The sale of this small parcel of woodland at Santon Bridge near Holmrook within the Lake District National Park offers an opportunity to purchase a block of woodland which will be of interest to those with conservation, amenity or alternative land use interests.



Schedule of Acreages

Field Parcel No.	Hectares	Acres
374 pt.	0.6 est.	1.5 est.
TOTAL	0.6 est.	1.5 est.

Directions

From the A595, enter the village of Gosforth and proceed eastwards through the village taking the right hand fork signposted Santon Bridge and Eskdale. Proceed along this road for approximately 3 miles until reaching the hamlet of Santon Bridge. Continue on this road passing over the River Irton and approximately 180 metres after passing over the bridge, take a right hand turn signposted Irton and Ravenglass. Follow this road for approximately 200 metres and the property is located on your left 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 board.

What3Words: ///lends.skews.staples

The Land

The sale of Force Bank Wood offers an opportunity to purchase a small block of amenity woodland which is predominantly silver birch together with extensive rhododendron with there being some holly, beech and laurel present. The land abuts up to the public highway but presently there is no access gate directly from the land onto the public highway and access is taken via a short stretch of lane over which the property enjoys a right of access subject to a third share of the maintenance and repair liability of the lane.

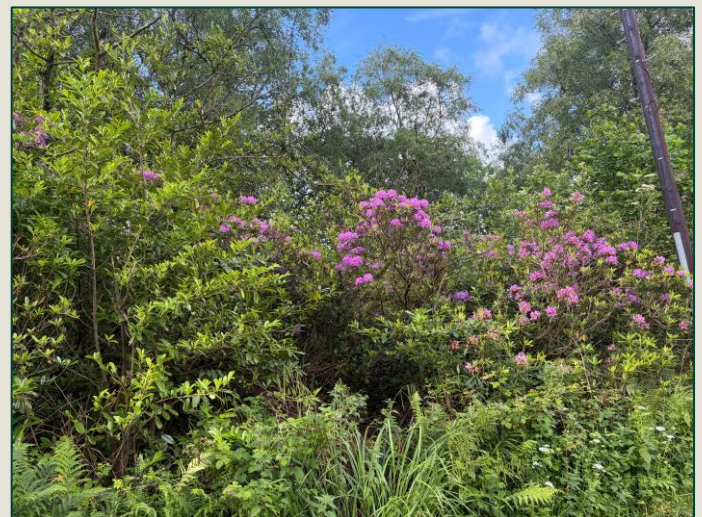
The land is located within the Lake District National Park and lies at approximately 40 metres above mean sea level.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Force Bank Wood is offered for sale by Private Treaty. 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 Purchaser(s) 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.



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 Purchaser(s)

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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

Access to Force Bank Wood is via an access track across an adjoining property over which the woodland benefits from a right of way for all purposes subject to a third share of the maintenance and repair liability. The access route is shown by blue dots on the sale plan.

For further details of the right of access, please contact the Vendor's 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, there are overhead wires on poles present across the land.

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:

Brockbanks Solicitors, Norham House, 71 Main Street, Cockermouth, Cumbria, CA13 9JS.

Tel: 01900 827755

Email: DianaSmalley@brockbanks.co.uk

Diana Smalley acting.

Sporting and Mineral Rights

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

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 schemes currently in place on the land.


Land Status

The land is classified as Grade 4 under the former MAFF Land Classification System.



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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 Ordnance Survey 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.

Health & Safety

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

Viewing & Further Information

Viewings of Force Bank Wood 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 and 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

Cumberland Council
Civic Centre, Rickergate, Carlisle, CA3 8QG
Tel: 0300 373 3730
<https://www.cumberland.gov.uk>

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

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.

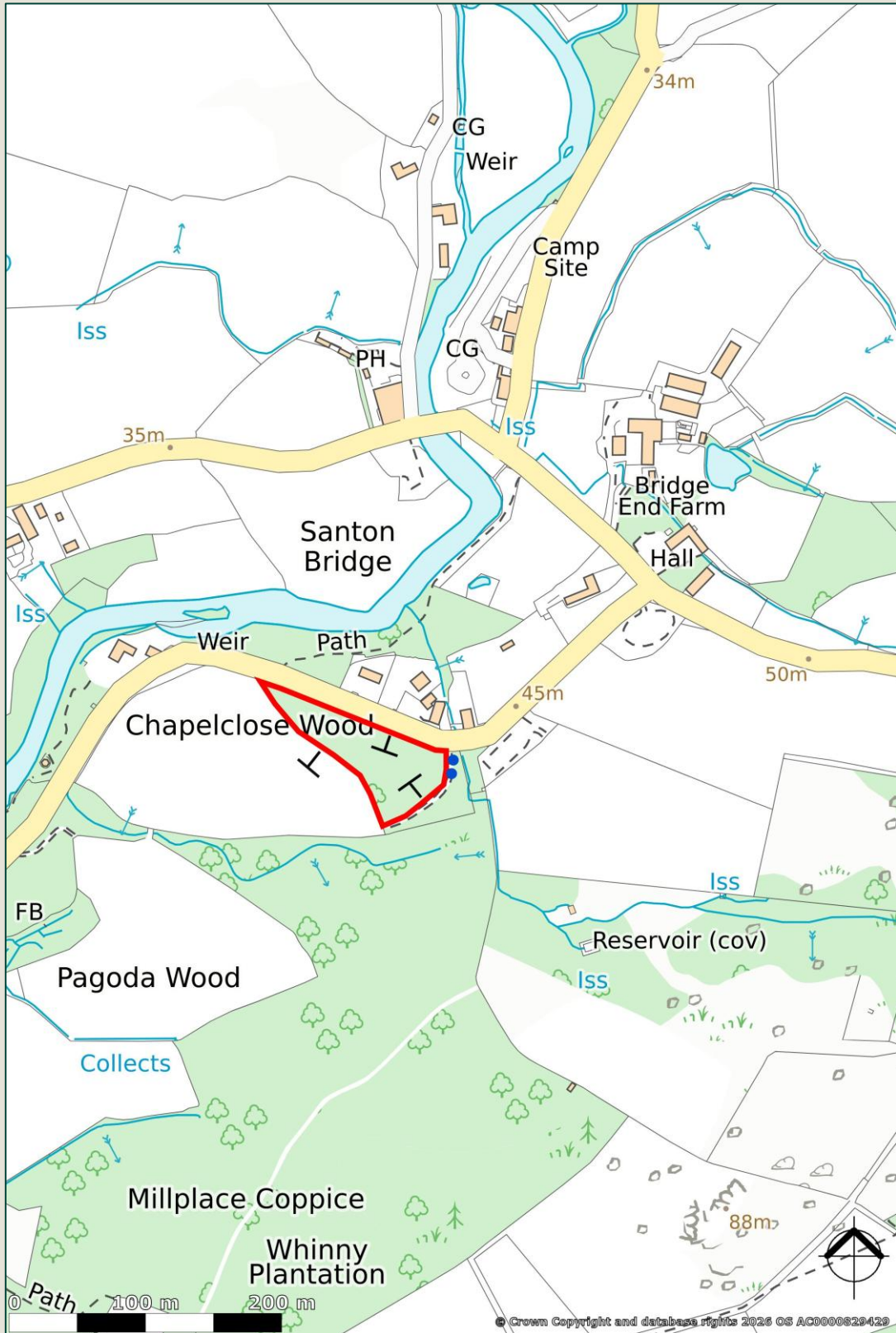
First Edition: June 2026
Particulars Prepared: May 2026
Photographs Taken: June 2026

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Sale Plan



PFK

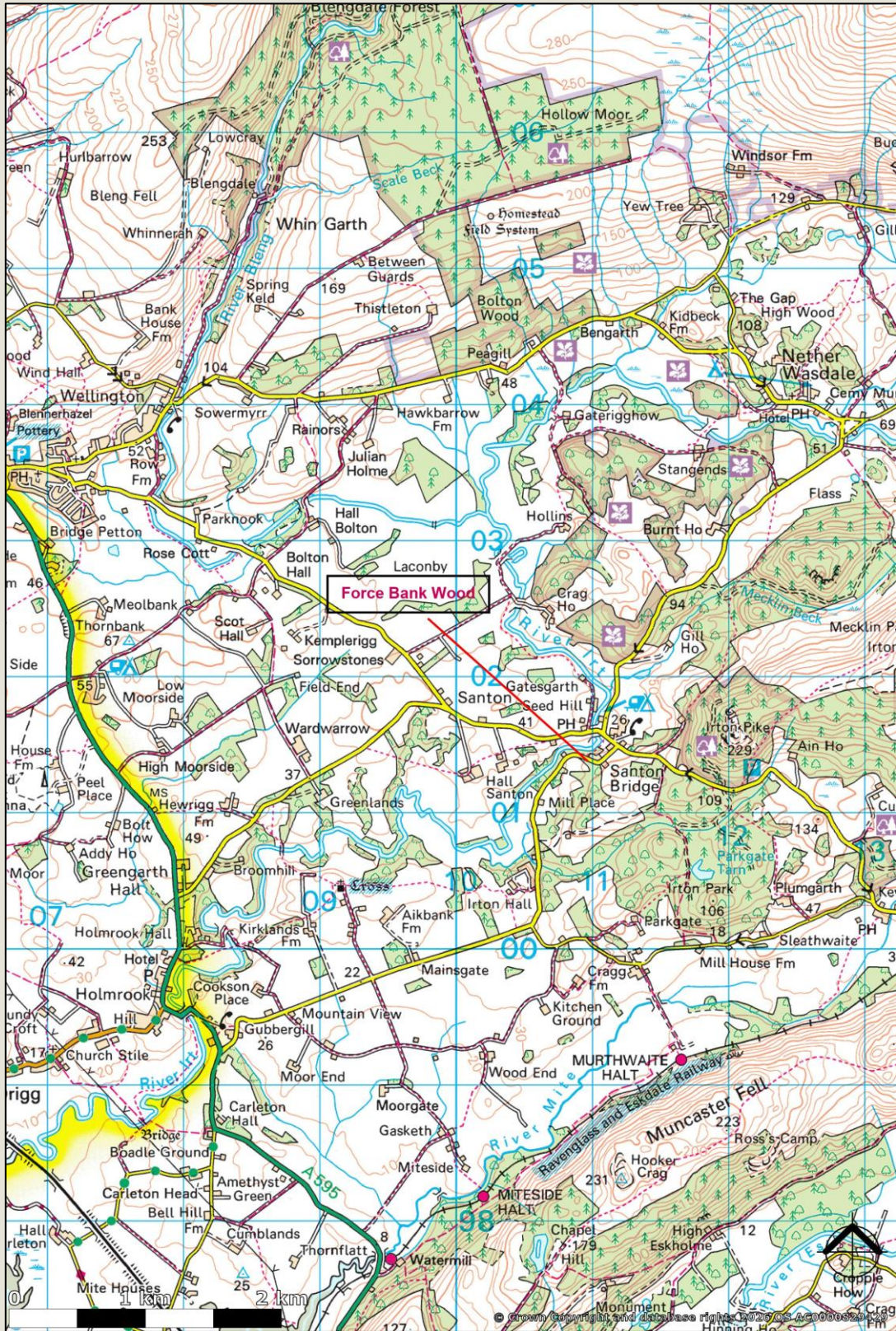
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01768 866 611

rural@pfk.co.uk

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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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Our ref: JKE/AMB/LS662

Date: June 2026

Dear Sir/Madam

Sale of Land at Force Bank Wood, Santon Bridge, Nr Holmrook, 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 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 £15,000 (Fifteen 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 Force Bank Wood 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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