



Land at Floshgate, Pooley Bridge, Penrith, Cumbria For Sale by Private Treaty



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- Approximately 7.90 acres est. (3.198 hectares est.) or thereabouts of permanent pasture land.
- Direct roadside access.
- For sale as a whole.

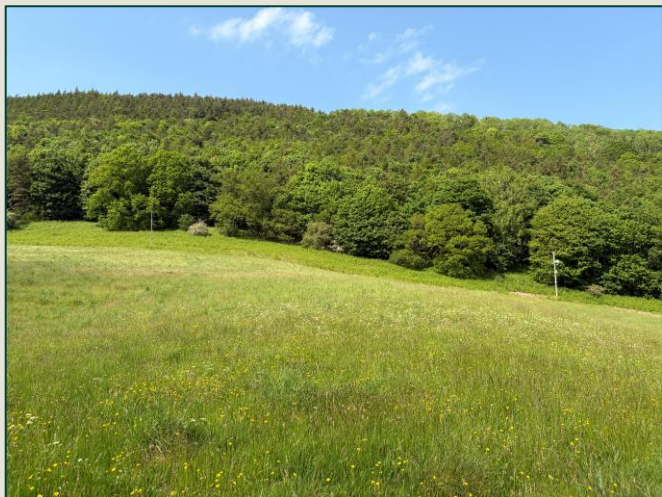
 01768 866 611

 rural@pfk.co.uk

Introduction

The sale of land at Flosgate near Pooley Bridge offers a rare opportunity to purchase a useful block of grazing land which is located close to Ullswater within the Lake District National Park.

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



Schedule of Acreages

Field Parcel No.	Hectares	Acres
7181	0.495	1.22
7574 pt.	2.703 est.	6.68 est.
TOTAL	3.20 est.	7.90 est.

Directions

From Penrith, take the A66 heading westbound until reaching the Rheged roundabout. At this point, take the A592 heading towards Ullswater. Proceed along this road for approximately 3½ miles until reaching a T junction. At the T junction, take the right hand turn and proceed for approximately ½ a mile, continuing along the A592 and the land is located 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 board.

What3Words: [///stuns.skewing.zoos](https://www.what3words.com/stuns.skewing.zoos)

The Land

This land sale offers a rare opportunity to purchase a parcel of land located within the Ullswater valley. This land is a sound piece of permanent pasture which benefits from roadside access and a private water supply which runs over third party property.

Although the land does not have direct access to Ullswater, it does enjoy expansive views across the lake.

The land lies between 150 metres and 170 metres above mean sea level and falls within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification System.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Flosgate 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 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.



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 Flosgate benefits from direct roadside access.

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 the land, for which there is a wayleave payment made.

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 and mineral rights are included within the sale in so far as they belong to 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.



Boundary Responsibility

As far as the Vendor is aware the responsibility for 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.

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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 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 the land at Flosgate 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

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: May 2026
Particulars Prepared: May 2026
Photographs Taken: May 2026

Sale Plan



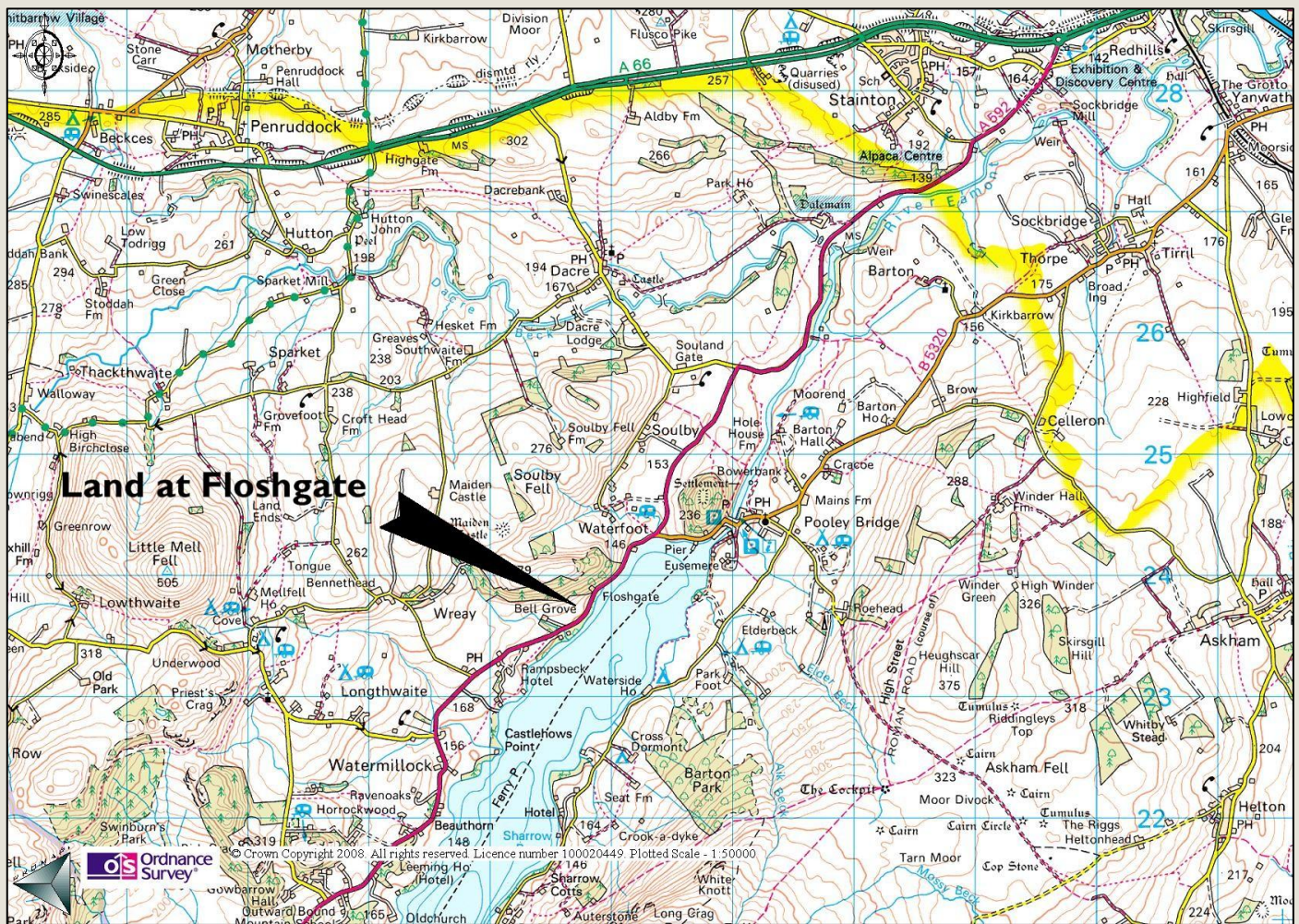
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Location Plan



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

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 Floshgate, Pooley Bridge, Penrith, 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 the 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 £100,000 (One Hundred 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 Floshgate which we are currently marketing on behalf of our client.

Yours faithfully



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

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

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