

Edwin  
Thompson



## FOR SALE Commercial Development Potential Land at Gilford Park, Carlisle, CA1 3AF

- Situated in close proximity to Carlisle city centre and the M6 Motorway
  - Site area 9.55 acres (3.86 hectares)
- Located in-between two of Carlisle's main residential areas
- Nearby commercial occupiers include Aldi Supermarket, Biffa Service Centre & Carlisle Registration Office
  - Guide Price - £250,000

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere

Ref:



**LOCATION**

The subject land at Gilford Park is located in between the mainline railway track and the River Petteril, approximately 2.4 miles south east of Carlisle city centre. The site is well situated logistically, with Junction 42 of the M6 motorway being located 2.3 miles to the south.

There are a number of commercial uses in close proximity to the site, including the Biffa Service Centre, Carlisle Registration Office, Carlisle Archives Centre, and Aldi Supermarket. Harraby Green Business Park is directly opposite the land over the River Petteril. There are also a number of retail operators on Petteril Bank Road nearby to the land, where the Spar are situated. Carlisle City Football Club are also located adjacent to the subject land. The site is situated in-between two of Carlisle's main residential areas in Harraby and Upperby.

The City of Carlisle has a residential population of 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

**DESCRIPTION**

The site is a mix of brownfield and greenfield land, which is accessed to the south via a tarmacked track on the junction of Petteril Bank Road and St Ninians Road. The site therefore has the potential to be opened up for commercial uses, subject to prospective buyers obtaining the relevant consents. The west and north of the site has a treeline boundary backing onto the main railway line, whilst the River Petteril runs to the east of the site. From the roadside the land forms a narrow strip of land running up the western boundary of the site, with the land opening up to the northern section.

**ACCOMODATION**

The land provides the following approximate areas from our measurements:

Total Site Area 9.55 acres (3.86 hectares)

**SALE TERMS**

The freehold land is available to purchase at a Guide Price of £250,000.

**VAT**

All figures are exclusive of VAT where applicable.

**LEGAL COSTS**

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

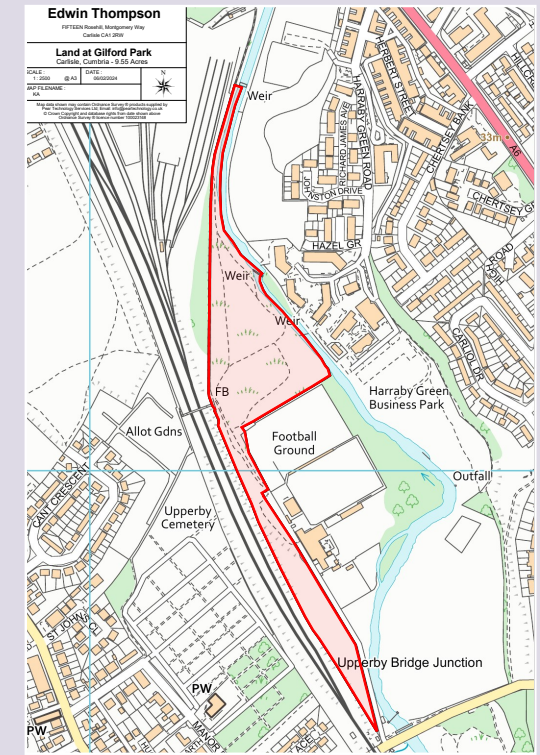
**VIEWING**

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Matthew Bell – [m.bell@edwin-thompson.co.uk](mailto:m.bell@edwin-thompson.co.uk)

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Tel: 01228 458385  
[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



**IMPORTANT NOTICE**

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in March 2024