



Portland Square South
Carlisle | CA1 1AJ

PORTLAND
SQUARE SOUTH
CARLISLE

by



HALSTON
HOMES

History in the Making



SITE PLAN



PORTLAND SQUARE SOUTH

History

Portland Square was planned by the City elders and built for the "great and good" of Carlisle in the 1870's. Set outside the historic and confining walls of old Carlisle on meadow land originally owned by the Aglionby estate, Portland Square was a statement of place and prosperity which was in part brought by the new railway station and the expansion of mills, factories and enterprises around the City. Of particular interest is 5 Portland Square built by Joseph Huthart, Mayor of Carlisle and Hamilton House, 15 Portland Square which was built in 1881 as a private girls school.

Overview & Setting

Portland Square South represents the second and final phase of Halston Homes' five-year renovation and redevelopment of this landmark historic square. A truly unique set of properties with direct traffic free access to Portland Park, secure off street EV parking and all the amenities enjoyed by convenient city living.

These amazing Grade 2 buildings have been painstakingly renovated by the best local craftsmen using high quality materials and now provide unparalleled efficient and modern living within their historic walls, giving buyers security, peace of mind and comfort for years to come.

Tenure & Service Charge

The properties are being sold on a 1,000 year long Leasehold basis. Each purchaser will become a stakeholder and shareholder in Portland Square South Residential Management Company (PSSRMC) which will, upon completion of the final unit, become the freehold owner of the development to own, manage and control the development without premium or outside control.

To support this there is an annual service charge to cover common and shared costs (see separate service charge estimate.)

Parking

Each Apartment has one secure allocated EV parking space.

Each Townhouse has two secure allocated EV parking spaces plus a rear yard.

Warranty

These Architect designed properties come with a 6-year Structural Engineer CML (Council of Mortgage Lenders) backed Warranty.









PROPERTY FEATURES

Car Parking & Landscape

- Secure access via remote security bollards
- Private parking spaces with integrated 7KW EV charging
- CCTV Security – 24/7 recording cameras covering entrances, road, car park and footways
- Landscaped grounds including heritage paved footpaths, box wood hedging & feature trees
- New heritage railings
- Recycling and bin area

External Structure

- Fully renovated Grade 2 listed structure, including comprehensive stone and brick renovation
- All new heritage roofs, chimneys, lead work, gutters, and rainwater goods
- Existing timber treated, certified and warrantied against rot
- New incoming utility services including Electric, Gas, Water and BT Fibre duct to all properties

Internal Structure (To all apartments and townhouses)

- Fully renovated and repaired structure to latest UK building control standards
- Thermal insulation to all outer walls set in Metal Frame (MF) cavity system to Architect design
- New traditional wooden energy efficient double-glazed windows throughout
- Acoustic, thermal and fire separation to all dwellings
- Interlinked fire alarm systems to all dwellings

All new, designed, and certified: -

- Energy efficient hot water and Wi-fi heating systems throughout
- New plumbing and pipework throughout
- New smart electric meters, distribution, fuse boards and wiring
- Variable LED lighting to design by Collingwood lighting
- High electrical specification with chrome outlets
- BT fibre network ready and ducted

Interior design and features (To all apartments and townhouses)

- Panelled and heritage painted front door
- New plasterwork throughout
- Traditional plaster cove and cornice to heritage design
- Heavy oak internal panelled doors throughout with chrome hardware
- Period skirting architraves and mouldings throughout
- New paintwork throughout
- White Satin woodwork and Satin varnish to Oak internal doors.

Designer Kitchens (To all apartments and townhouses)

- High quality German kitchens
- Fitted quartz marble worktops and upstands
- Premium fitted appliances by AEG/Bora & Elicia, including extraction, ceramic induction hobs, integrated fridge freezer, dishwasher & washer-dryer

Premium Bathroom(s) (To all apartments and townhouses)

- Fitted large format ceramic tiles
- Bathroom(s) and sanitary ware by Villeroy & Boch, Calypso Grohe and Keuco
- Illuminated features lighting and demisting wall mirror
- Chrome ladder towel rails





ADDITIONS AND VARIATIONS

Apartment block 15 Portland Square (Apartments 15.1 to 15.8) :-

- Fitted wardrobes to master bedroom
- Passenger Lift to all floors
- Common entrance hall, stairs, and landings, decorated and carpeted to interior design
- Common fire alarm, mail system, lighting and power
- Common Utility and meter room

Town houses 16 -20

- High efficiency gas boiler central heating and hot water
- Private front and rear entrance
- Rear yard with gate access to rear lane
- Portuguese limestone fireplace with certified lined chimney
- Log burning stove to principal front room
- Basement suitable for storage or conversion to habitable space at additional cost

Apartment block 5 Brunswick Street (Apartments 1&2)

- Fitted wardrobes to master bedroom
- Common entrance hall
- Common fire alarm, mail system, lighting and power
- Common rear recycling and bin store













ELEVATION A - Front Elevation of No.15-19 Portland Square & 15 Brunswick Street



ELEVATION B - Side Elevation of No.15 Portland Square





ELEVATION D - Rear Elevation of No.15-19 Portland Square & 15 Brunswick Street

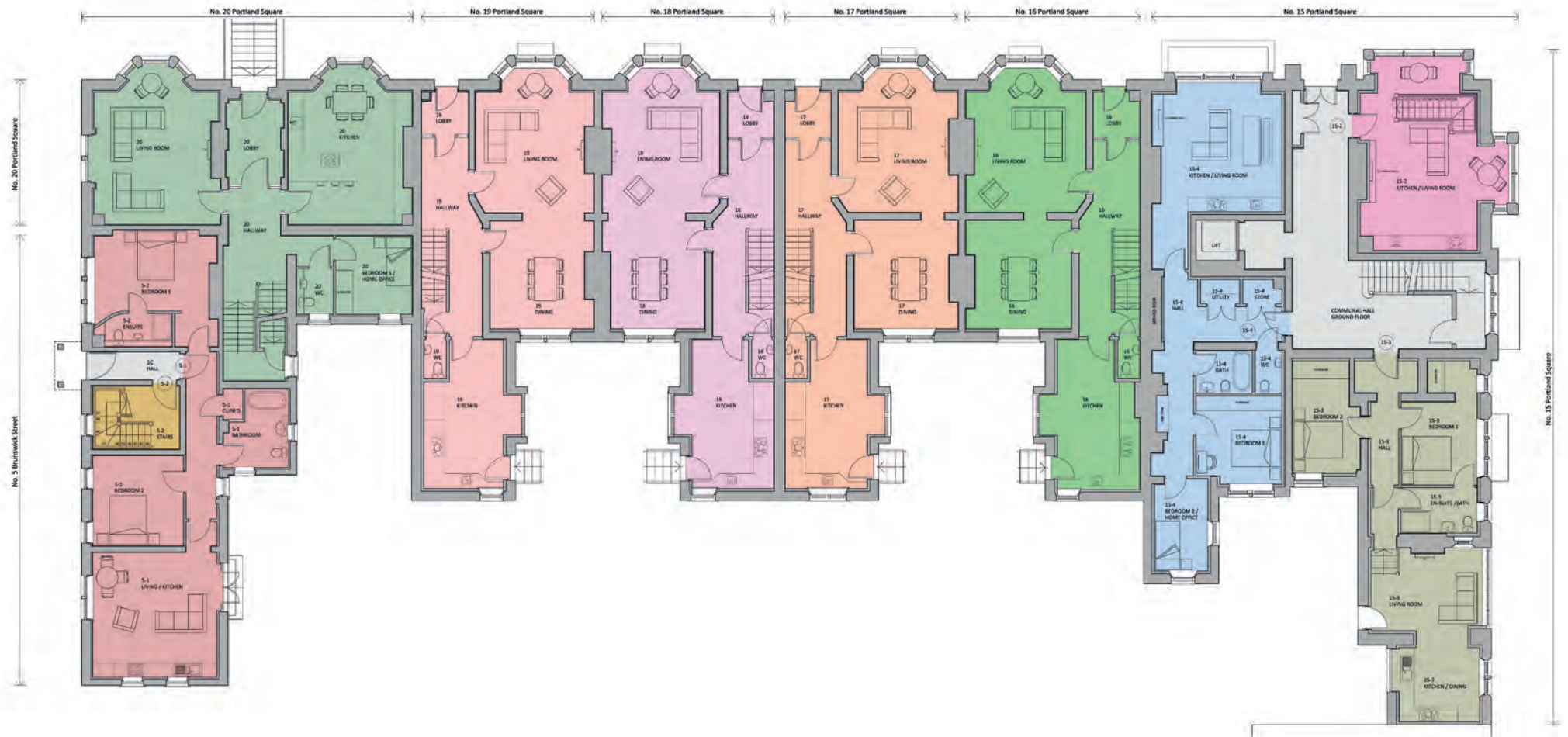


ELEVATION C - Side Elevation of No.20 Portland Square & No.5 Brunswick Street



BASEMENT FLOOR PLAN





FIRST FLOOR PLAN



SECOND FLOOR PLAN





LOCATION, TRAVEL AND VIEWING

Road Travel

Newcastle upon Tyne	58 miles	1h 20m
Glasgow	99 miles	1h 37m
Manchester	121 miles	2h 6m

Airports

Newcastle	55 miles	1h 15m
Glasgow	104 miles	1h 39m
Manchester	126 miles	2h 2m
Liverpool	133 miles	2h 13m

Rail

West Coast Mainline services are available from Carlisle.

Edinburgh	1h 17m	74 miles
Glasgow	1h 42m	85 miles
Manchester	2h 9m	101 miles
Birmingham	2h 56m	172 m
London	4h 28m	260 miles

The above journey times and mileages are for approximate guidance only and have been sourced from the fastest suggested route on Google Maps from the property postcode.

To view Portland Square please call or email Fine & Country:
01228 583109 | cumbria@fineandcountry.com

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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