



## Old Croft Well Lane, Stanwix, Carlisle, CA3 9BA

**£750,000**

Rare opportunity to acquire a substantial freehold premises with development potential in desirable city suburb.

A detached brick-built property providing accommodation over four floors with adjacent one/two storey brick-built annex providing further self-contained accommodation.

There is an extensive area of tarmac surfaced parking serving both buildings.

5,577 sqft ( 518.4 sqm ) of built space in extensive, mature grounds of almost 2 acres.



Old Croft was originally constructed in 1888 and has been used as a Head Office facility by the Carr's Group for the last 80 or so years. A detached brick-built property providing accommodation over four floors. The main ground floor space provides four well-proportioned reception rooms most recently used as office and meeting room space together with additional ancillary space. The first floor provides a similar layout. At second floor level there is a single good-sized office together with WC facilities and eaves areas. The lower ground floor/ basement area currently provides useable office and storage space along with a plant room.

Immediately adjacent to the main building is a one/two storey brick built annex building providing further self-contained accommodation over ground and first floors. There is an extensive area of tarmac surfaced parking serving both buildings.

The built space is located to the northern part of the site the remainder is laid out to mature grounds providing lawned areas interspersed with trees and shrubs. A rhododendron lined driveway provides access from Well Lane/ Kells Place. A further right of way exists via North View onto Knowe Road.

## LOCATION



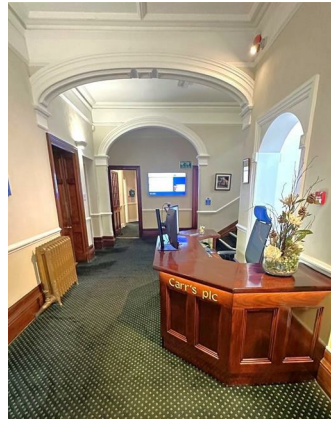
Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000. The city is the principal administrative and retail centre for the area.

The M6 motorway runs to the east of the City and is the principle route north and south. The A69 provides the main east/west arterial route linking Carlisle to Newcastle upon Tyne and the rest of the northeast.

Carlisle also benefits from a west coast mainline rail service to London Euston whilst to the north Edinburgh and Glasgow city centres can be reached in less than 1.5 hours via train.

Old Croft is located within the primarily residential suburb of Stanwix immediately to the north of Carlisle city centre, as shown on the attached location plan. The property is well placed to access the local services available in the immediate vicinity and across the city as a whole.

## ACCOMODATION



Old Croft currently provides the following approximate useable floor areas:

- Ground Floor - 1,729 sqft (160.63 sqm)
- First Floor - 1,218 sqft (113.12 sqm)
- Second Floor plus Attic Stores - 749 sqft (69.6 sqm)
- Basement / Lower Ground Floor - 879 sqft (81.68 sqm)



There is also an additional detached Annex Building currently used as an IT Suite:

- Ground Floor - 784 sqft (72.86 sqm)
- First Floor - 218 sqft (20.22 sqm)



TOTAL FLOOR AREA: - 5,577 sqft (518.38 sqm)  
(large timber pavilion/shed) - 729 sqft (67.75 sqm)  
TOTAL SITE AREA: - 1.98 Acres (0.80 Hectares)

## PLANNING STATUS



Old Croft is not listed but is located within the Stanwix conservation area. The site is also scheduled as an Ancient Monument as the course of Hadrian's Wall and Vallum is thought to run through part of the site. The whole site is also covered by the policies of the "Frontiers of the Roman Empire (Hadrian's Wall)" World Heritage Site buffer zone. The property may have development potential; however any purchaser's development proposals would of course need to take into account securing the appropriate planning consent(s)

## BUSINESS RATES

From reviewing the Valuation Office Agency website we understand that Old Croft is currently assessed for rating purposes as Offices & Premises with a Rateable Value of £27,500

## TENURE

Old Croft is held on a freehold basis under Land Registry Title No: CU238747.

## EPC

A valid energy performance certificate is in place until July 2034 with an Energy Rating of E - 113

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the sale, together with any Stamp Duty and VAT payable thereon.

## OFFERS

Offers are invited for the freehold interest. Subject to Contract.

## FOR MORE INFORMATION



Please contact Richard Percival on:  
01228 635006  
rpercival@carigietcowen.co.uk  
www.carigietcowen.co.uk

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide

range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

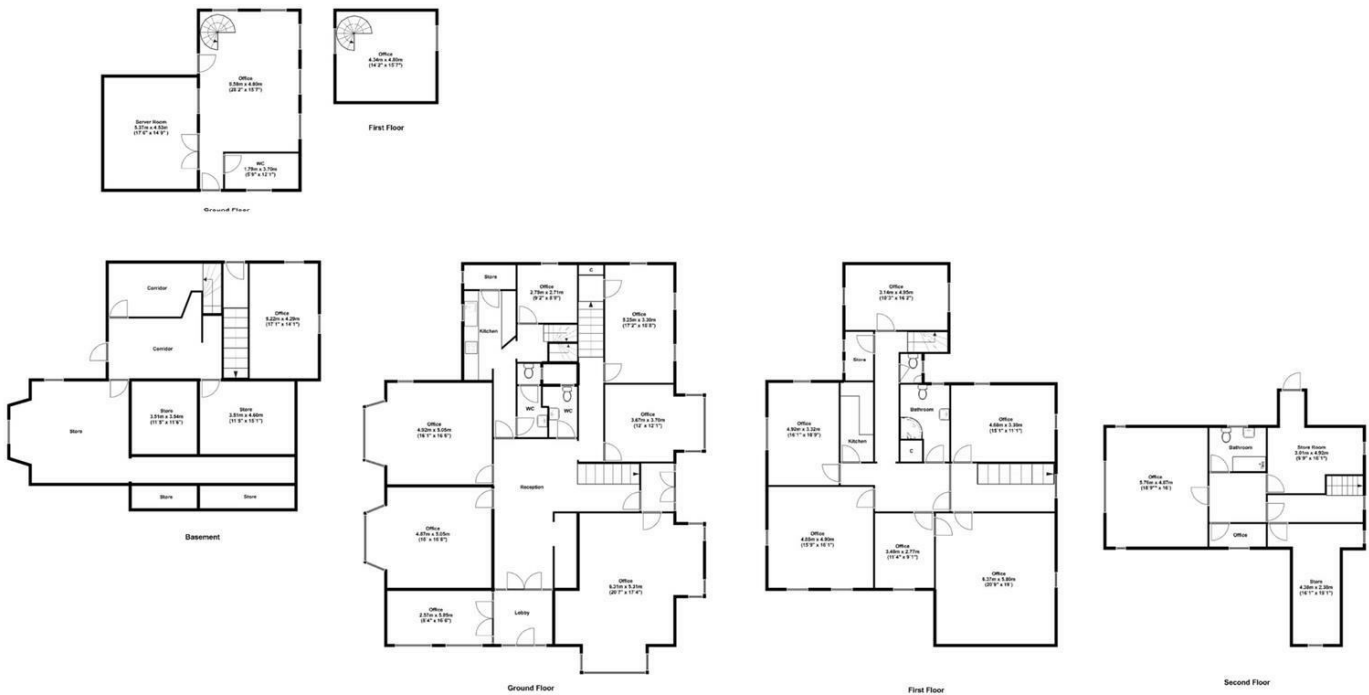
## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

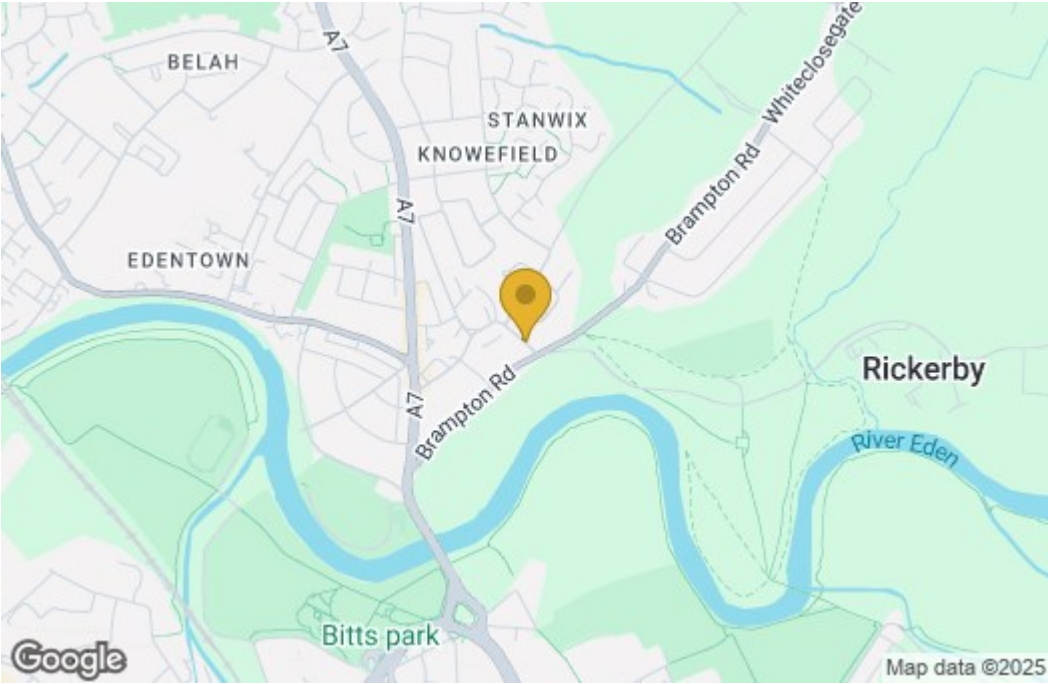
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

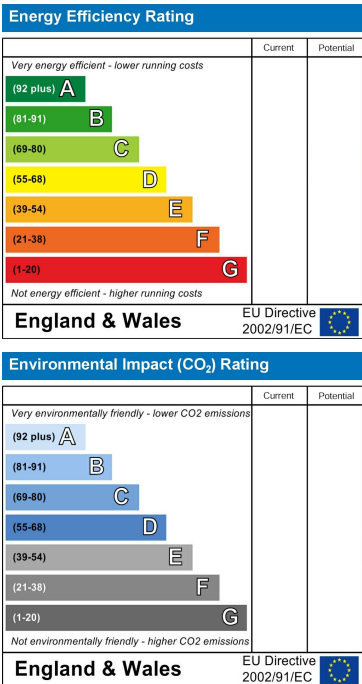
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.