

**FOR SALE** ON THE INSTRUCTIONS OF  
**OLD CROFT, STANWIX**



Old Croft • Well Lane • Stanwix • Carlisle CA3 9BA

Carigiet  
Cowen

# OLD CROFT LOCATION

## RARE OPPORTUNITY TO ACQUIRE SUBSTANTIAL FREEHOLD PREMISES WITH DEVELOPMENT POTENTIAL IN DESIRABLE CITY SUBURB

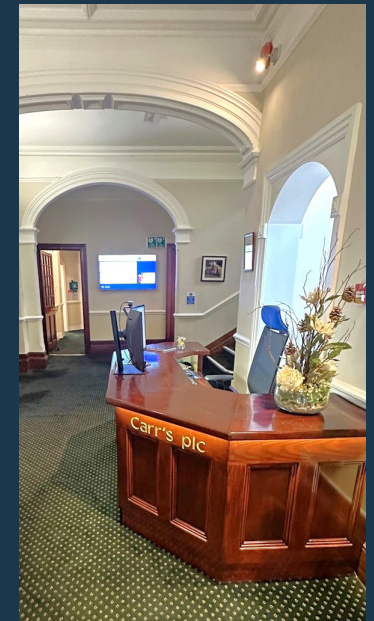
Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000. The city is the principal administrative and retail centre for the area.

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.



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## OLD CROFT DESCRIPTION



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.



# OLD CROFT ACCOMMODATION

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)**

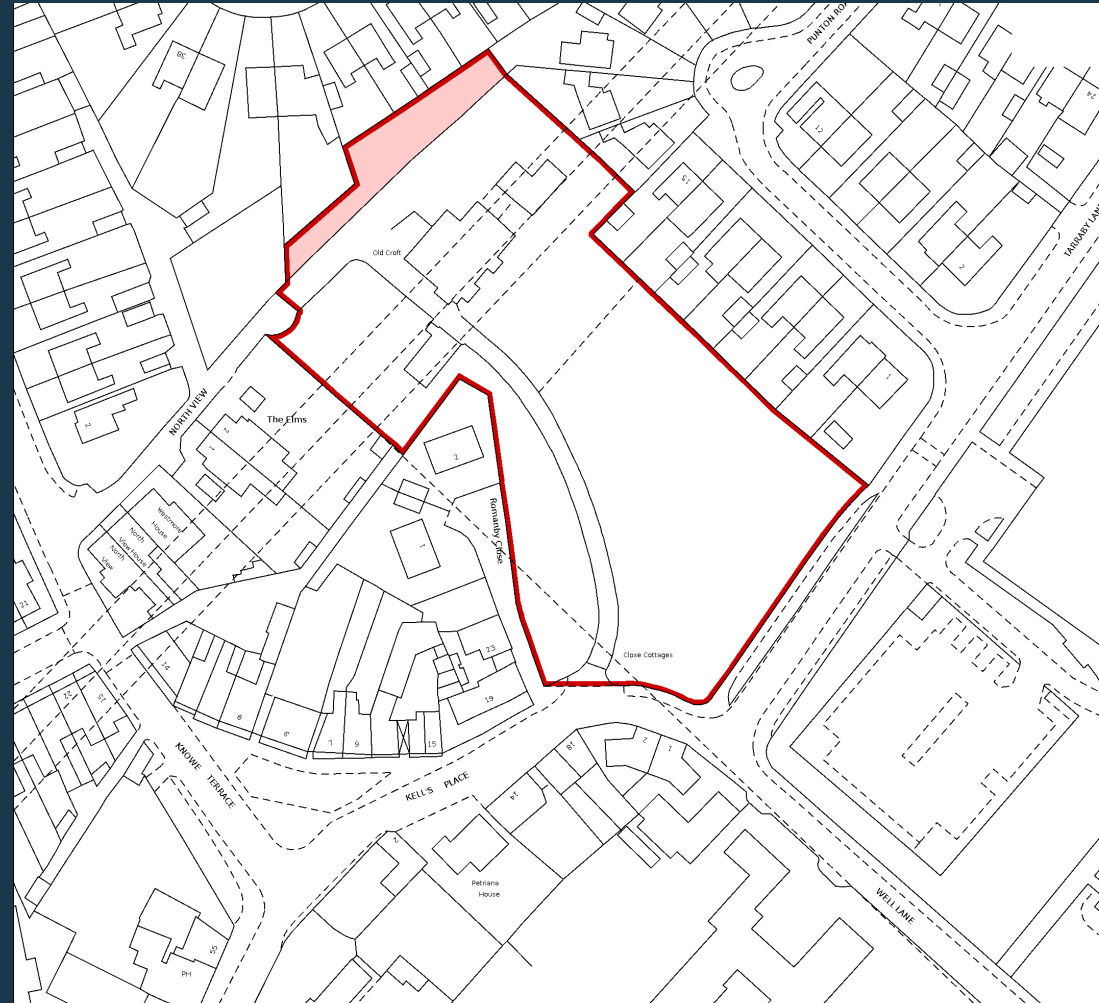
**TOTAL FLOOR AREA:** - **5,577 sqft (518.38 sqm)**  
(large timber pavilion/shed) - **729 sqft (67.75 sqm)**

**TOTAL SITE AREA:** - **1.98 Acres (0.80 Hectares)**

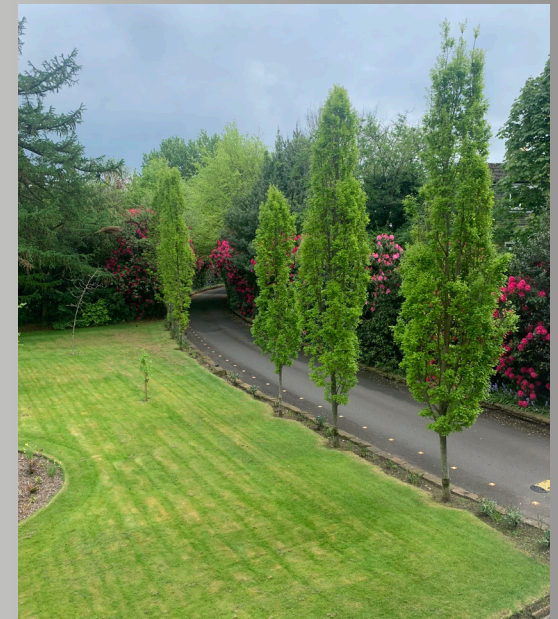
## PLANNING STATUS

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 polices 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).



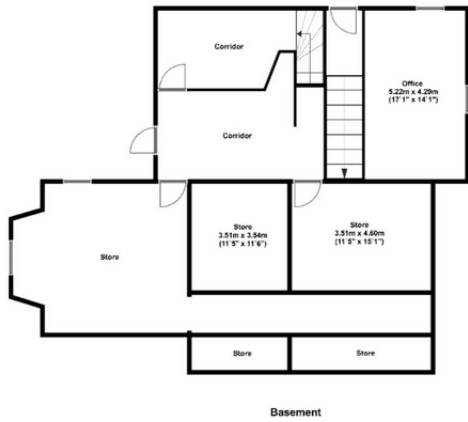
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# OLD CROFT FLOOR PLANS



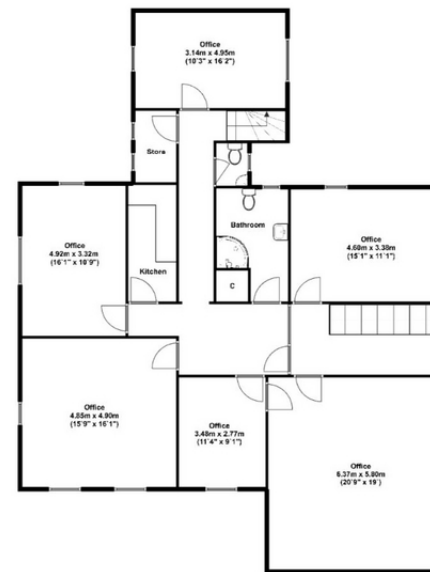
First Floor



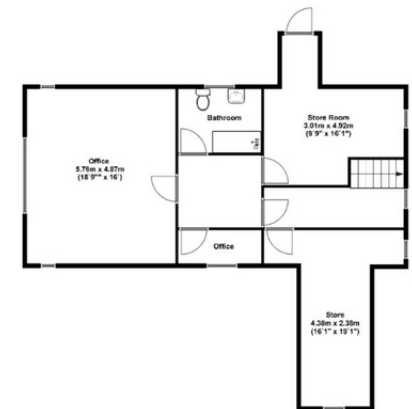
Basement



Ground Floor



First Floor



Second Floor

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## 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

An energy performance certificate has been ordered. A full copy of the EPC will shortly be available for inspection.

## 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.

## VAT

VAT will / will not be payable on the sale.

## OFFERS

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

## FOR FURTHER INFORMATION:

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Cowen**

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