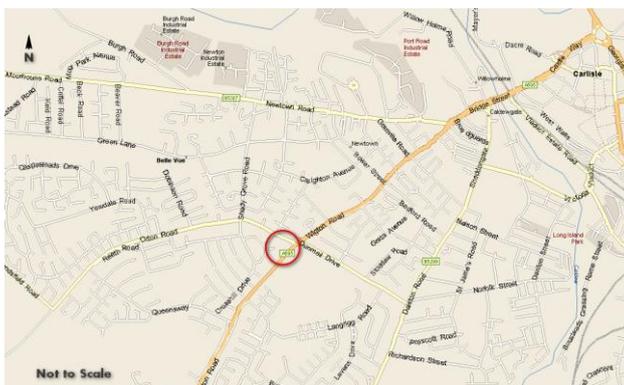
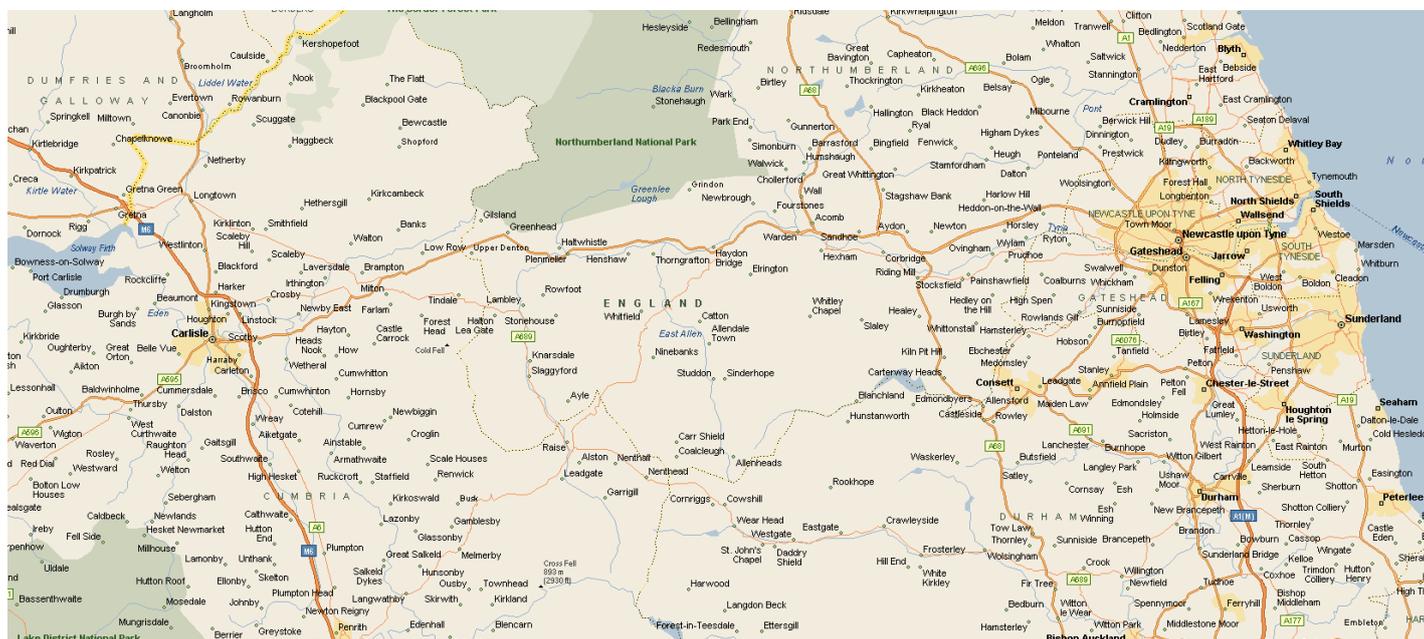


**FOR SALE - The Horse and Farrier Wigton Road Carlisle CA2 7EY. A Grade II Listed Public House and Fully Consented Convenience Store Development Site**



## LOCATION

The City of Carlisle is an administrative centre in the North West of England in the County of Cumbria. It has a population of circa 72,000 and has excellent transport links to the rest of the UK. It is a principal railway station on the West Coast Mainline. The M6 motorway runs south from the City and the A74(M) North into Scotland. The A69 runs East to Newcastle upon Tyne and the North East of England.



## SITUATION

The property lies to the south west of the City Centre on the junction of the single carriageway Wigton Road (A595) with Orton Road. The road has an annual average daily flow of over 18,000 vehicles per day (2013). A predominantly residential neighbourhood there is a public park opposite with a range of

facilities available. There is a public house and bowling green currently on the site.



## PLANNING

Planning and listed building consent has been secured to allow the construction of a 4344 sq. ft. GIA convenience store plus 20 car park spaces on the site. The planning consent has been implemented. The planning consent has a s106 obligation to undertake remedial works to the Listed Public House and to seek an occupier for the premises. Further details of the planning permission can be provided to named interested parties. A plan showing the boundaries of the site and consented scheme is shown here (not to scale).

## EXISTING ACCOMMODATION

The public house dates from 1928 and has painted stucco walls on flush brick plinth. Hipped steeply-pitched red tile roof with gabled 1/2 dormers; and brick chimney stacks on slopes. It is two storey, with three bays with a rear extension forming an overall L-shape. Central original folding door with over light and sidelights, within open flat wooden porch. Flanking full-height canted bay windows carried up as dormers; leaded casements with central round-arched feature. Gabled dormer over entrance. Returns have swept eaves with gabled dormers. (Extract from English Heritage property listing)

## RATING ASSESSMENT

We understand that the Rateable value for the public house premises is £10,250.

## TERMS

The land is available on a freehold basis. Please register interest for named parties to be sent further information.

## COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

Please contact: Peter Blackett on 01670 828265 or e-mail [peter.blackett@davisonblackett.com](mailto:peter.blackett@davisonblackett.com)

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