

TO LET
(MAY SELL)

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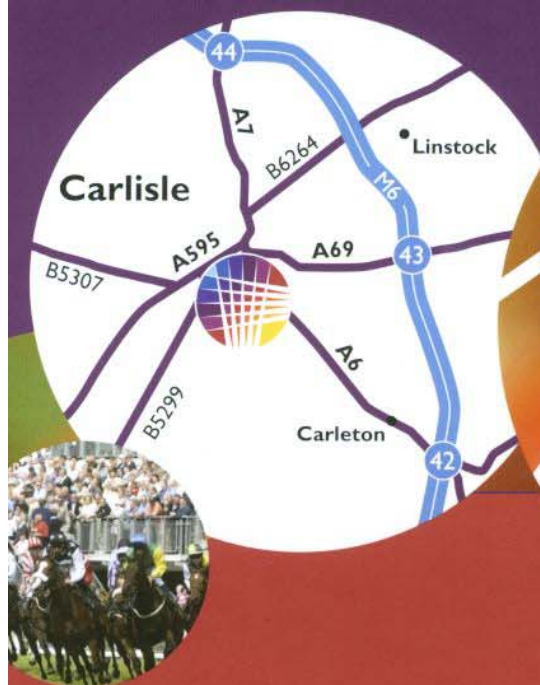


Development Site Available
as a whole or in parts

5.26 acres (2.13 hectares)



Rome Street
Carlisle



Location

Carlisle has a district population of approximately 100,734 (2001 Census) and is recognised as a popular retail and commercial centre providing a variety of retail, leisure facilities and local amenities.

Access from the M6 is from Junctions 42, 43 and 44 each approximately 2 miles from Rome Street.

The site at Rome Street is located 1/4 mile south of Carlisle City Centre in the local district of Denton Holme within close proximity to James Street and Carlisle mainline railway station.



**Rome Street
Carlisle**



Description

The site is accessed from Rome Street and extends to approximately 5.26 acres (2.13 hectares) and is currently vacant. The site is generally level and has recently undergone an extensive programme of remediation.

Planning

Carlisle City Council has granted Outline Planning Consent (Application Number 04/0089, Decision Notice dated 22nd February 2005) providing a total of 151 units comprising 143 apartments and 8 townhouses with 199 associated car parking spaces.

Carlisle City Council has granted Reserved Matters under Application under 17/01/2008 for the residential development for 98 No. Dwellings with access, associated infrastructure and landscaping.

The site has formerly been used as a Gas Distribution Depot and offices and as such is within a primary employment area where B1, B2 and B8 uses are acceptable.

Tenure

The site is freehold with the land shown blue excluded from National Grid's ownership but there are rights reserved.

Costs

Each party will be responsible for their own legal and professional fees incurred in the transaction.

Terms of Disposal

The property is available to let as a whole or in parts. The site may be available For Sale but this will include provision for an Overage Clause.

**Further Information
& Viewings**

For further information or to arrange a viewing please contact:

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SUBJECT TO CONTRACT

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