



**FOR  
SALE**

# 52/54 Victoria Place

Carlisle, CA1 1HP

SUBSTANTIAL c.10,000 SQ FT 10 x BEDROOM FORMER CONVENT RESIDENCE IN c.1.06 ACRES OF LANDSCAPED GARDENS AND GROUNDS IN CENTRAL CARLISLE WITH DEVELOPMENT POTENTIAL

**WG**

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Unique one off generational  
freehold opportunity

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## KEY HIGHLIGHTS

- Former St Gabriels Convent and school site in extensive grounds
- Immaculate condition over 4 floor levels with passenger lift access
- A second lift provides disabled access to the lower ground floor and external parking and garden areas
- Living accommodation for Sisters of Sacred Heart of Mary
- Used as multiple occupation residence
- Includes 20nr space car park previously income producing
- Within same ownership for past 85 years
- Prominent accessible location fronting Victoria Place
- Would suit alternative commercial and residential uses
- Excellent development potential for building and substantial grounds
- Unique plot size for city centre location with ample parking
- Adjacent Unest student living, Carlisle College, other higher educational establishments and large residential dwellinghouses including flats
- Where relevant, repurposing of existing building for residential use can help mitigate impact of Nutrient Neutrality

WALTON GOODLAND



CARLISLE STATION

CITY CENTRE

THE LANES SHOPPING CENTRE

CARLISLE CASTLE

BUS STATION

CHATSWORTH SQUARE

CARLISLE COLLEGE

UNEST STUDENT

TRINITY SECONDARY SCHOOL CAMPUS

HOWARD PLACE

SUBJECT PROPERTY

STRAND ROAD

VICTORIA PLACE



RICKERBY VILLAGE

RIVER EDEN & SUSPENSION BRIDGE

STONEY HOLME GOLF COURSE

CARLISLE RUGBY & SQUASH CLUB

CARLISLE UNITED FC

RICKERBY PARK

CHATSWORTH TENNIS CLUB

CENTRAL FIELDS

SPORTS FIELDS

CARLISLE COLLEGE

RICHARD ROSE CENTRAL ACADEMY

STRAND ROAD

LISMORE PLACE

SUBJECT PROPERTY

VICTORIA PLACE

HOWARD PLACE

## LOCATION

The subject property occupies a busy prominent roadside position in what is an extremely accessible location in central Carlisle being set back from but fronting on to Victoria Place. Neighbouring properties comprise residential dwellings, private student residencies, higher educational establishments and mixed commercial uses.

The property is within easy walking distance of the main pedestrianised core – approx. 0.3 miles (8 minutes) along with access to Carlisle west coast mainline railway station and all bus routes. Rickerby Park and Stony Holme Golf Course are also only 0.3 miles away offering scenic walking and biking routes.

## DESCRIPTION

The property extends to a substantial 1.06 acres comprising a large 4-storey detached dwelling house of c.10,000 sq ft.

Originally two very large semi-detached buildings, the accommodation is extensive comprising 10nr bedrooms (7nr being en-suite), 7nr reception rooms, kitchen, prep room, 2nr separate bathrooms, toilets, upper floor kitchenette, utility and laundry stores plus numerous other stores. The building is interlinked throughout with the stairs removed from No 54 and replaced with an 8-person passenger lift providing disabled access. No 52 retains its staircase.

Both the building and grounds are in excellent order being meticulously maintained to a high standard. The external areas are predominantly laid to grass but also incorporate a beautiful decorative flower garden area. The front forecourt (No 54) is laid to tarmac and used for parking. A timber fence separates this from a rear courtyard, again fully tarmacked, which includes a single garage and external car port/brick store.



To the very west of the property and rear of the adjoining Unest student building is a 20nr space car park laid to tarmac. This forms part of the freehold title of the subjects and is included in the sale. There is also public roadside time sensitive disc parking to the front of the property.



## ACCOMMODATION

The property comprises the following approximate areas:

### Ground Floor

7nr reception rooms plus kitchen and utility/prep room.

### First Floor

6nr bedrooms (5nr ensuite), 1 bathroom, 2 wc's, kitchenette and laundry room.

### Second Floor

4nr bedrooms (2nr ensuite), 1 bathroom.

### Lower Ground/Basement Floor

6nr accessible rooms currently used for laundry, storage, drying, plant and equipment purposes.

### External/Site Area

The grounds of the property extend to approximately 1.06 acres and comprise landscaped gardens, private parking, garage and store for the house along with a 20nr space car park.

## SERVICES

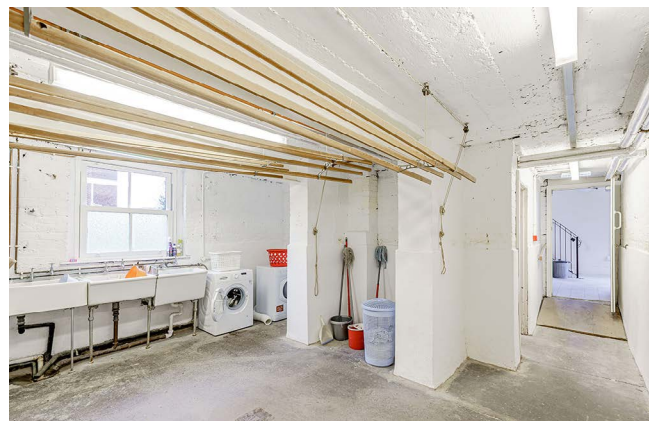
Mains water, gas, drainage and electricity are connected to the property. All parts of the building are provided with gas central heating being served by two large modern gas combi boilers located in the basement along with a large freestanding hot water tank and pressurised units.

In addition there is a Stannah passenger lift providing access between ground, first and second floor levels. A separate plant room is located in the basement for the lift incorporating lift switchgear and control equipment.

A second lift is located in the rear offshoot of the building providing disabled level access from the basement, car park and external gardens to the remainder of the building.

None of the services or associated plant has been tested, however, we are informed all have been regularly serviced to ensure good working order and certification will be provided to the successful purchaser.







TENURE

The property will be sold freehold with vacant possession.



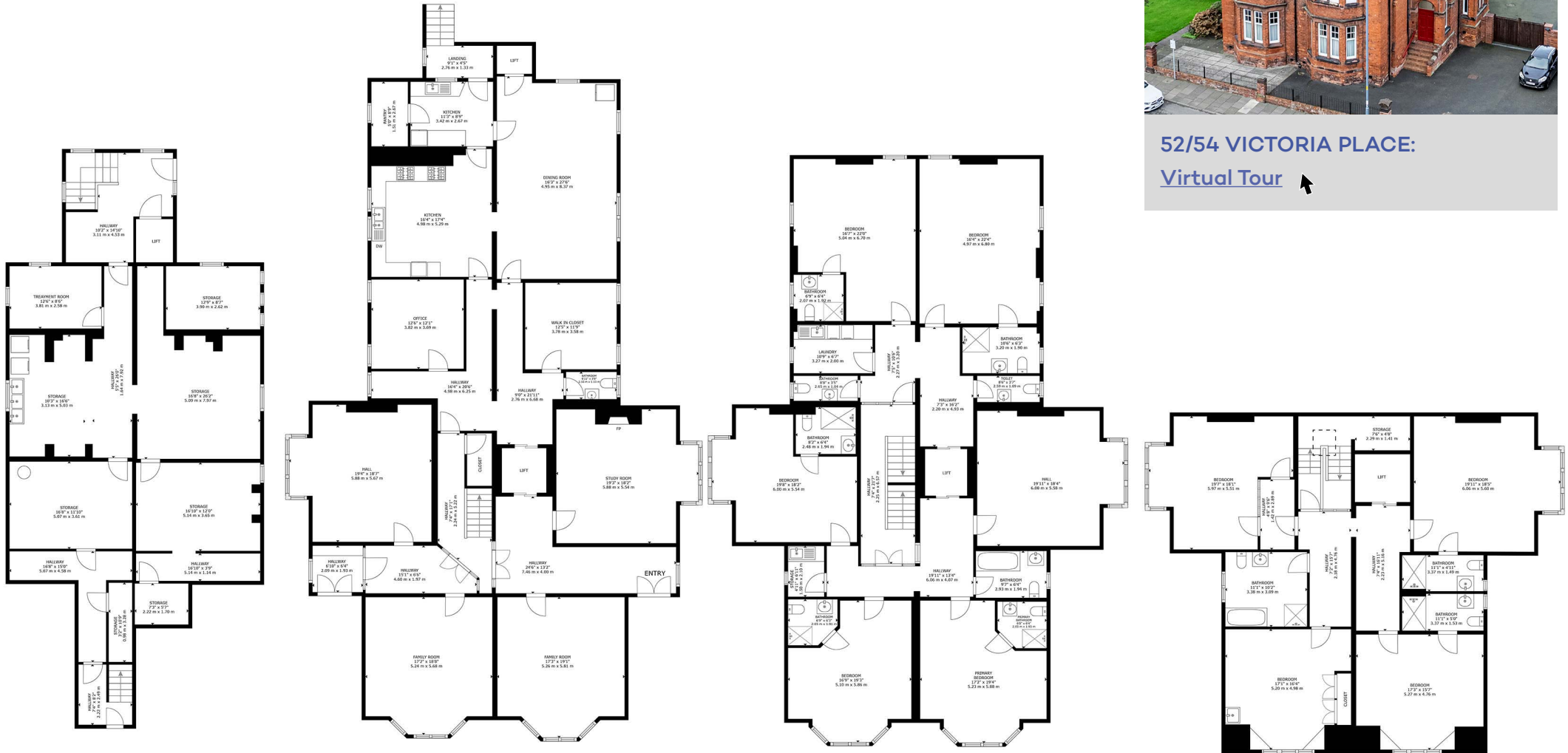
PRICE

Offers in the region of £850,000.



52/54 VICTORIA PLACE:

[Virtual Tour](#)



FLOOR 1

FLOOR 2

FLOOR 3

FLOOR 4



## OPPORTUNITY

The property provides once in a generation scope for an investor/developer or owner occupier to acquire the building and subsequently let/refurbish/redevelop the main parts whilst looking to develop an element of new build in the substantial existing grounds. This could be for residential or commercial purposes.

The 20nr space car park at the western boundary has previously been leased to the adjoining Unest building.

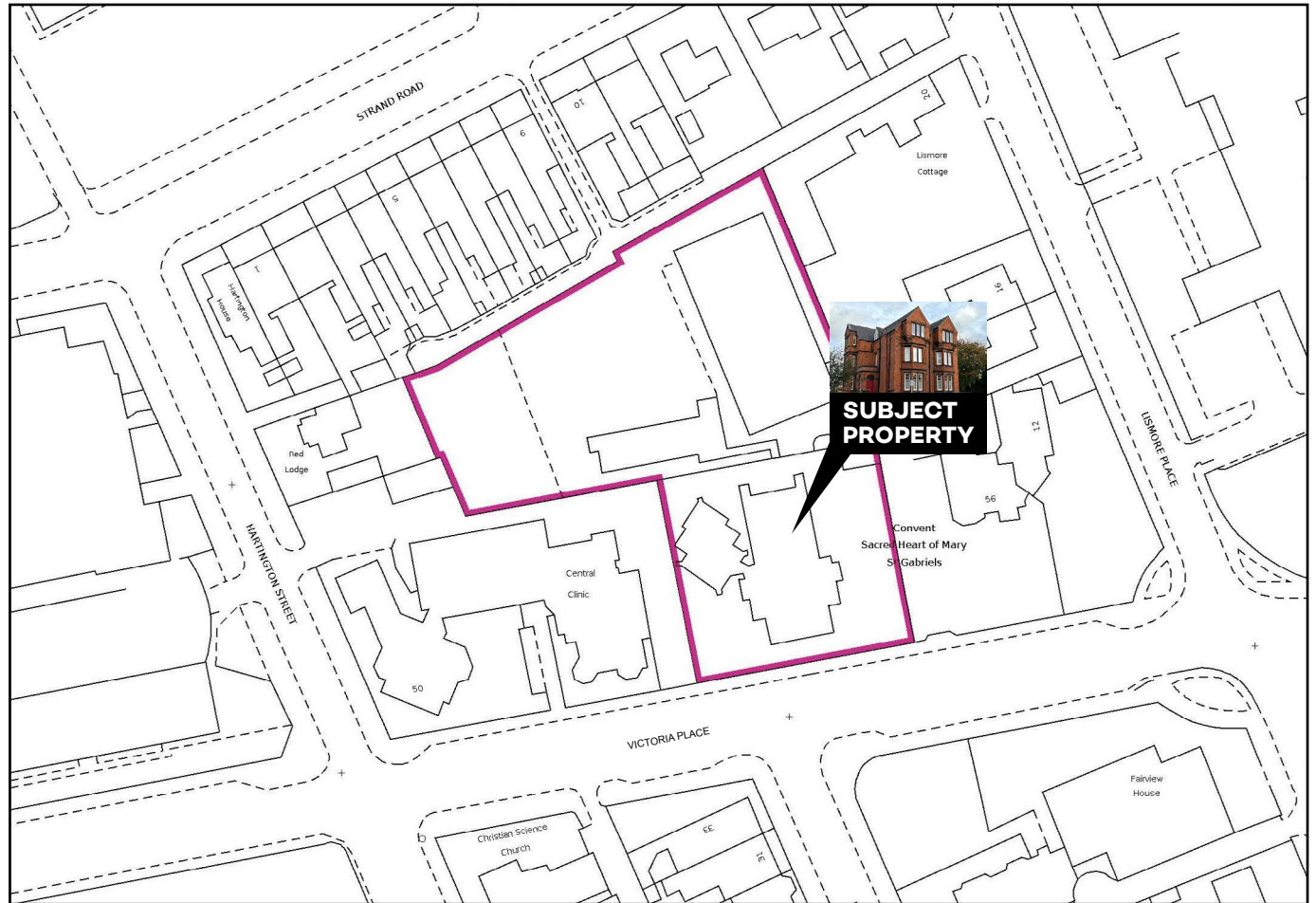
## PLANNING

The building lies within the city centre Conservation Area, however, the garden land extending to the rear does not. The property is not a listed building and is also not currently zoned for any specific land use and would therefore suit a variety of alternative different uses, subject to planning. The local Planning Authority agree with this. The building is laid out and used as a residence albeit is still classed as a convent.

Alternative residential houses/apartments and other commercial options include a care home/nursing facility, assisted living, boutique hotel, aparthotel, day nursery, student accommodation, guest house, medical/health use, dentist, financial/professional services, creche/day nursery, place of worship and educational amongst others.

A planning Pre-App has been made to Cumberland Council and can be viewed upon request to Walton Goodland. This specifically covers aspects relating to nutrient neutrality, flood risk and Biodiversity Net Gain along with existing and alternative uses and will provide comfort to prospective purchasers.

Interested parties can enquire of Cumberland Council on [www.cumberland.gov.uk](http://www.cumberland.gov.uk) or alternatively telephone: 0300 373 3730.



## BUSINESS RATES / COUNCIL TAX

The subject property is not currently assessed for Business Rates. Interested parties should contact Cumberland Council on [www.cumberland.gov.uk](http://www.cumberland.gov.uk)

## VAT

All prices are quoted exclusive of and are not liable to Vat.

## EPC

The property benefits from an EPC Rating of B 26.

## VIEWINGS & CONTACT

Please refer all enquiries to Stephen Sewell at:

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