

5892/CS ON THE INSTRUCTIONS OF CUMBRIA OFFICE OF THE POLICE AND CRIME COMMISSIONER

FOR SALE PENRITH HUNTER LANE POLICE STATION AND WILLIAM STREET CAR PARK CA11 7YU

- RESIDENTIAL REDEVELOPMENT OPPORTUNITIES (SUBJECT TO PLANNING)
- VACANT POSSESSION LATE 2019



LOCATION

Penrith is a popular market town situated between the Lake District National Park and the popular Eden Valley. The town enjoys good amenities, including popular schools. The properties are situated a few hundred metres north of Middlegate and immediately east of Eden District Councils Town Hall head quarters.

DESCRIPTION

Police Station, originally dating from 1859. The front section is 3 storeys. To the rear is a more modern extension. To the north is a self contained car park.

William Street Car Park includes a garage.

AREAS

Hunter Lane Police Station

Floor Area approx.	14,316 sq ft	(1,330 sq m)
Site Area	0.36 acres	(0.15 ha)

William Street Car Park

Garage	1.184 sq ft	(110 sq m)
Site Area	0.26 acres	(0.10 ha)

PLANNING

Neither property is listed, but both lie within a conservation area. Pre-application planning advice from Eden District Council support the principle of residential use on both properties, subject to agreement on final design. Hunter Lane has potential for conversion in respect of the rear extension, the Council are prepared to consider either conversion or demolition and new build. On the William Street Car Park newbuild together with replacement of the garage with a pair of contemporary apartments is considered appropriate. The two properties would be considered separately for purposes of planning applications. A copy of Councils comments available on request.

DEVELOPMENT OPTIONS (Subject to planning and final designs)

Hunter Lane

13 apartments or 6 apartments plus 5 new build dwellings. 13 car parking spaces.

William Street Car Park:

New build comprising 3 houses and 3 apartments plus pair of duplex apartments and 11 car parking spaces. Indicative illustrations available.

TENURE

Both properties are freehold tenure.

SERVICES

All mains services are believed to be available.

ENERGY PERFORMANCE CERTIFICATE

The Police Station has an EPC Rating of E-103. The William Street warehouse does not require an EPC.

RATING ASSESSMENT

The Police Station (2017 List) Rateable Value of £60,000. The William Street Car Park Rateable Value of £3,850. The uniform business rates for the 2020/21 rate year are 51.2p and 49.9p, respectively, in the £.

SALE

Vacant possession of both properties will be available on completion of the new Eden Police Deployment Centre, estimated late 2019.

Offers are invited either for both properties or individually.

Police Station	POA
William Street Car Park	POA



Regulated by RICS

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Details amended: March 2021



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