



**Citadel
View**

CARLISLE CITY CENTRE

INTRODUCTION

On behalf of Carlisle City Council, CBRE is seeking proposals to bring forward the re-development of this prime development site in the very heart of Carlisle City Centre.

Carlisle has an exciting regeneration plan underway across the city centre with this site identified as a key part of driving the city's economic growth to create jobs, prosperity and homes.

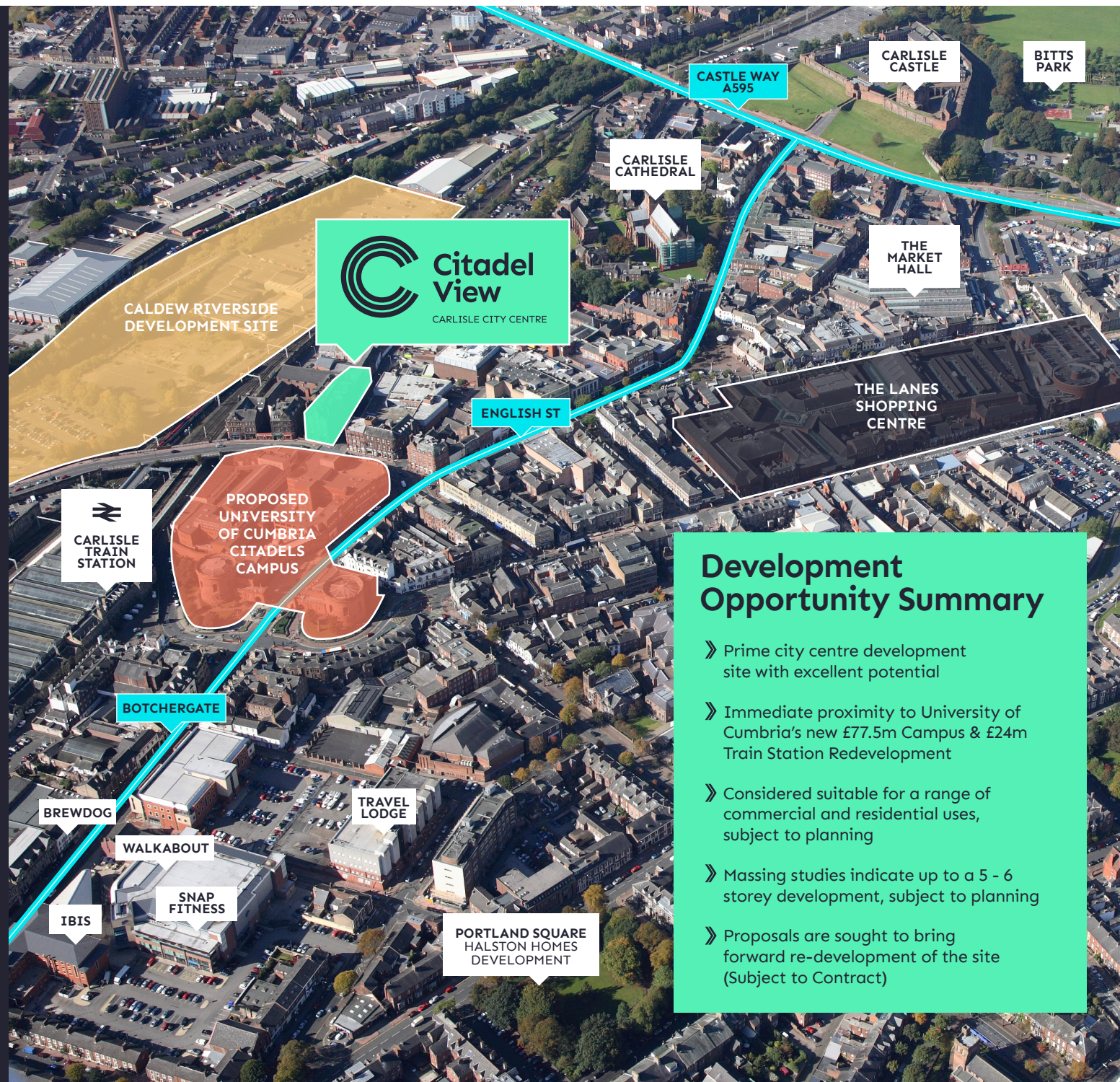
The site was formerly home to the Central Plaza Hotel which was demolished and cleared during 2020.

The Council has secured Future High Street Fund funding and a budget has been allocated to undertake works to facilitate the redevelopment of the site.

Approximately 3,000 students will be based at the University of Cumbria's new Citadels Campus, immediately opposite this site with completion expected in 2026. £50m Funding is being provided for this new Campus from the Borderlands Fund. In addition, the Borderlands Fund has provided £24m Funding for the Train Station Transformation.

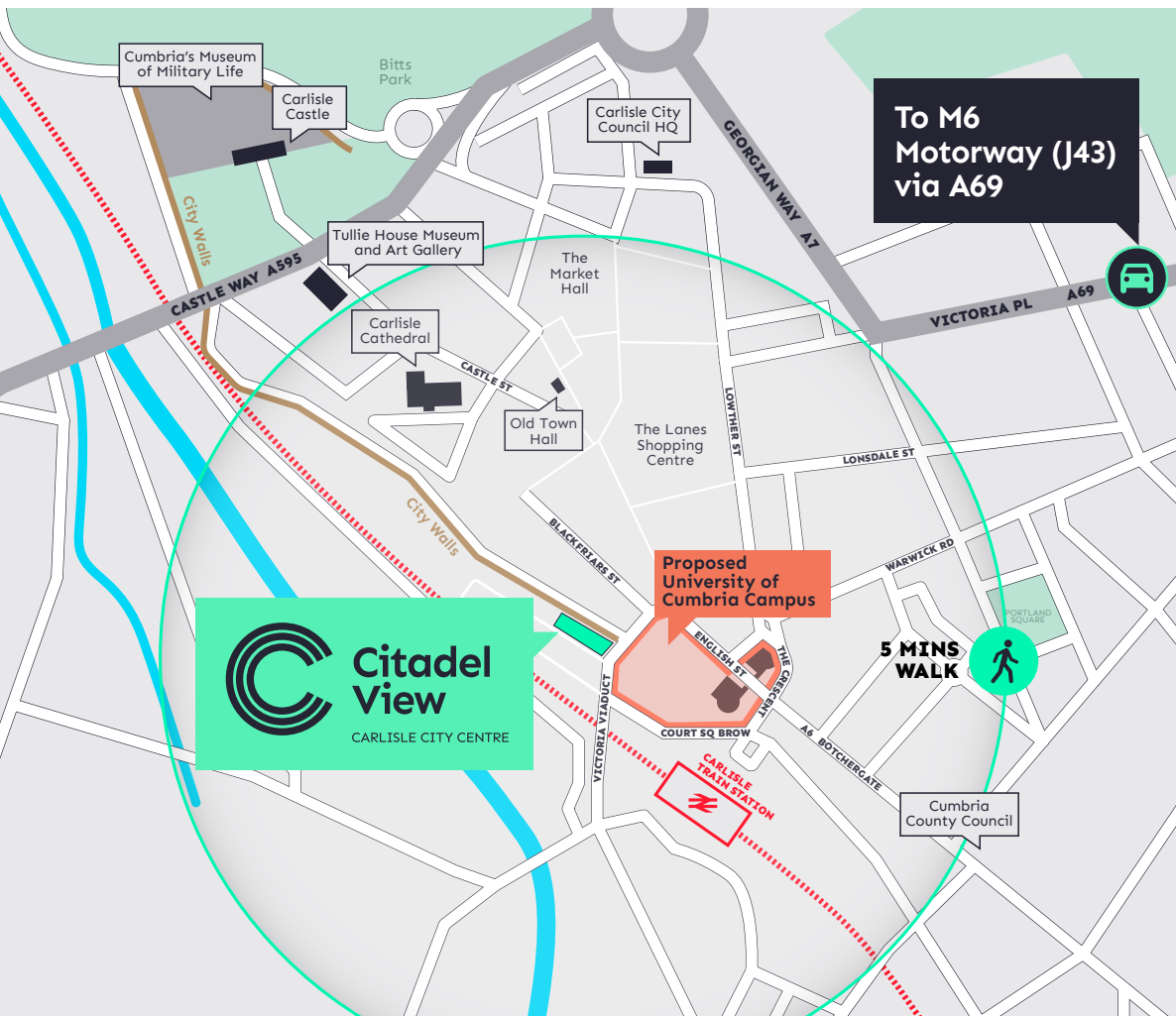
The site is now effectively ownerless and is subject to escheat to be dealt with by The Crown Estate. It is a matter of policy to seek to return and transfer a new freehold interest in the site to an appropriate person or body. Positive discussions have been held with the Crown's advisors to ensure this important and prominent site is brought back into use. It is anticipated that the appropriate purchaser would be the one recommended by the Council following its consideration of any proposals / expressions of interest received.

The Council is willing to consider all re-development proposals of the site, subject to planning, with a particular focus on high-quality and sustainable development which is considered complementary to the surrounding area and regeneration efforts. The process will be split into 2 stages with the first stage inviting expressions of interest and the second stage inviting formal proposals. Detail is provided later on within the brochure.



Development Opportunity Summary

- » Prime city centre development site with excellent potential
- » Immediate proximity to University of Cumbria's new £77.5m Campus & £24m Train Station Redevelopment
- » Considered suitable for a range of commercial and residential uses, subject to planning
- » Massing studies indicate up to a 5 - 6 storey development, subject to planning
- » Proposals are sought to bring forward re-development of the site (Subject to Contract)



£404M

PRE-PANDEMIC TOURISM INDUSTRY

£394.5M

A KEY PARTNER IN THE BORDERLANDS
INCLUSIVE GROWTH DEAL

500,000

ECONOMIC AREA POPULATION

10,000

NEW HOMES PROPOSED FOR THE
ST CUTHBERT'S GARDEN VILLAGE

WELCOME
TO

CARLISLE

Carlisle is the regional capital of Cumbria and the Borderlands region. It is the economic capital of an area expanding into south west Scotland, encompassing 500,000 people. Carlisle is a vibrant historic city; the urban focus of Cumbria's population; a key economic driver; a sub-regional retail, leisure and cultural destination; and home to the University of Cumbria.

Many of Carlisle's strengths are closely linked to its location, its physical infrastructure and the quality of its urban and rural environments. The city enjoys excellent north-south road connectivity via the M6 and is similarly advantaged by west to east road and rail links.

With a principal train station on the West Coast Main Line, London is under three and a half hours by direct services to the south with Glasgow and Edinburgh an hour to the north. Carlisle Lake District Airport continues to be developed as a potential regional gateway for passengers.

Carlisle has a prosperous economy which is already home to many international and successful brands. The city's advantageous location and skilled workforce have helped to power thriving engineering, manufacturing and logistics industries with the presence of Nestle, Pirelli, McVities and the legendary Eddie Stobart brand being testament to this.

The site enjoys a prime position at the heart of the city centre close to the axis of the core streets of English Street, Devonshire Street and Botchergate. The surrounding area provides a mix of business, leisure, retail and cultural uses.

Within less than 2 minute's walk is Carlisle Main Line Rail Station with connectivity to Glasgow, Newcastle and Edinburgh in around 1 hour 20 minutes, and Manchester in under 2 hours. The city enjoys excellent connectivity with the M6 motorway being easily accessed from Junctions 43 and 44.

» Find out more about
Carlisle - the Growing City
www.carlisle.gov.uk/regeneration
www.carlisle.gov.uk/investincarlisle

CITADELS

PROPOSED NEW UNIVERSITY OF CUMBRIA CAMPUS DIRECTLY OPPOSITE

A new flagship campus for the University of Cumbria, expected to provide approximately 150,000 sq ft of space, with heritage assets & new university facilities also open to the public - immediately opposite the subject development site.

The site occupies a historically important place within the southern extent of Carlisle City Centre and encompasses two iconic structures known as the Citadels along with associated heritage assets.

The whole site including the Citadel buildings, adjacent properties on English Street, and the land to the rear of the site extends to some 1.65 hectares.

Strategically the site dominates the southern entrance to the City, just outside the railway station and is considered as a gateway location and as such will be transformative to the character and status of Carlisle. The Grade I Listed Citadels buildings which are of regional and national importance will be retained and reused in the proposed development.

The redevelopment is a key component in the shared Vision for Carlisle in 2030 'to develop a thriving centre for business, residents, education and culture'.

Planning permission was granted in August 2022 and Sir Robert McAlpine has appointed by the main contractor. Site preparation is underway and main construction is anticipated to commence in H1 2023, with completion forecast for H1 2026.

Accessible, inclusive, and inspirational, the plans include the creation of publicly accessible amenity spaces and new facilities such as a multi-purpose 200 seater lecture theatre, cafe, exhibition space and the Carlisle Business Exchange Centre, as well as a proposed joint medical school with Imperial College London.



£77.5M
DEVELOPMENT

150,000+
SQ FT OF DEVELOPMENT

REDEFINING
THE ENTRANCE TO CARLISLE CITY CENTRE

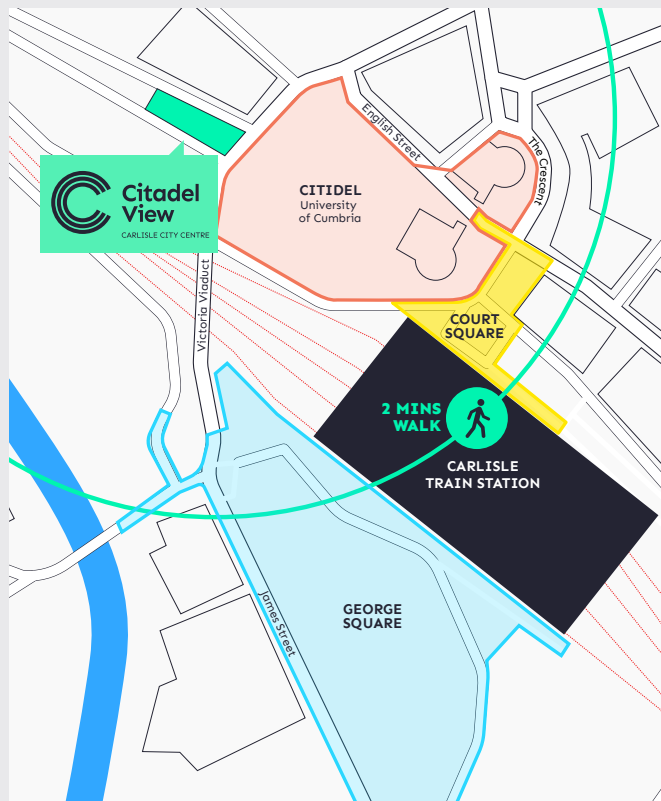
3,000
HOME TO APPROXIMATELY 3000 STUDENTS

CARLISLE

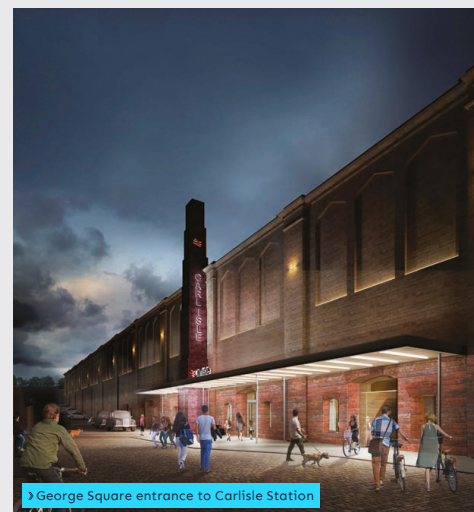
STATION
GATEWAY

Within a 2 minute walk of the site, Carlisle's main line rail station has successfully been approved for £20m funding to support passenger growth and grow the regional role of the station. This investment will further improve the excellent existing connectivity of the site and Carlisle's hub for leisure, retail, employment and education.

The station already accommodates more than two million passengers every year and acts as a major interchange for the entire Borderlands region providing access to branch-line services from the West Coast Mainline to the Cumbrian Coast, Tyne Valley, Settle to Carlisle, Glasgow, Edinburgh and South Western lines.



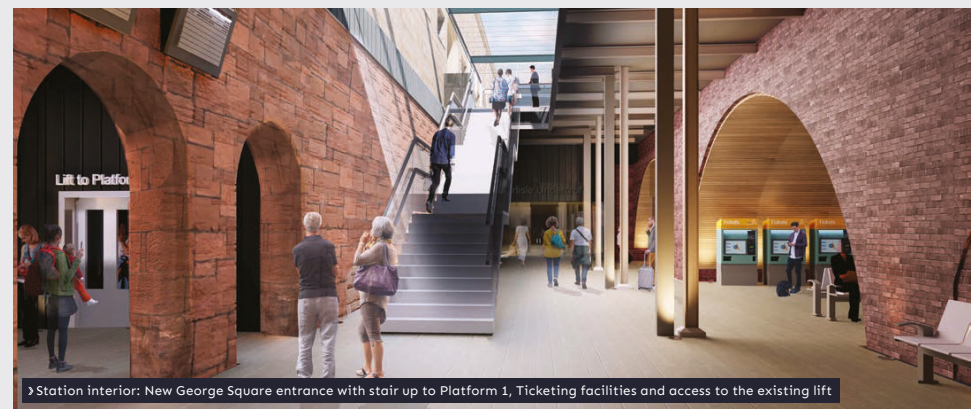
› Court Square



› George Square entrance to Carlisle Station



› Station interior: View onto the proposed concourse



› Station interior: New George Square entrance with stair up to Platform 1, Ticketing facilities and access to the existing lift



Credit - Jon Matthews Architects



DESCRIPTION

The site was formerly home to the Central Plaza Hotel which was demolished and cleared during 2020, to leave a prominent 0.2 acre city centre development site. The site is considered suitable for a range of commercial and residential uses.

The former hotel closed in 2004 and remained vacant until its demolition in 2020. With the site not being in economic use for almost 20 years now, the Council are keen to see a re-development take place in the short-term.

The site offers unique connectivity as it abuts a dynamic change in levels in the City, marked by the standing City wall. With West Walls to the west of the site, giving access to Victoria Viaduct, the lower section of the site is framed by Backhouses Walk, a historic lane formerly giving service access to the hotel that stood on the site.

Dunster Consulting, a Civil & Structural Engineering Firm, have undertaken a site stabilisation report for site stabilisation works.

The site is now effectively ownerless and is subject to escheat to be dealt with by The Crown Estate. It is a matter of policy to seek to return and transfer a new freehold interest in the site to an appropriate person or body. Positive discussions have been held with the Crown's advisors to ensure this important and prominent site is brought back into use. It is anticipated that the appropriate purchaser would be the one recommended by the Council following its consideration of any proposals / expressions of interest received.



EXCELLENT
POTENTIAL
FOR A RANGE
OF USES



PROMINENT
CITY CENTRE
DEVELOPMENT
SITE

PLANNING & INDICATIVE MASSING

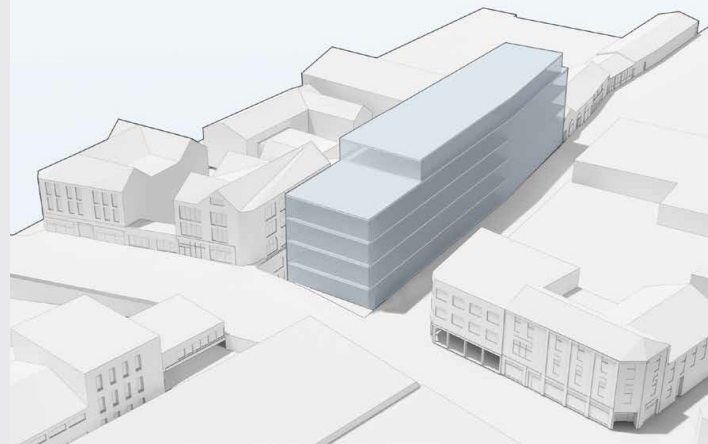
Feasibility Option 1 / Hotel

Credit - Jon Matthews Architects



Feasibility Option 3 / Commercial Office

Credit - Jon Matthews Architects



Feasibility Option 2 / Student Accommodation

Credit - Jon Matthews Architects



Feasibility Option 4 / Residential

Credit - Jon Matthews Architects



The property lies within the defined city centre and primary shopping area in the Carlisle Local Plan 2015 - 2030 and therefore is suitable for main town centre uses - as defined within the National Planning Policy Framework.

The site is within the Primary Shopping Area (Policy EC3, Local Plan) and Carlisle City Centre boundary (Policy SP4). The site is also part of the Local Plan's key townscape frontage and development proposals which would erode the significance of these frontages will be resisted (Policy HE6).

The City Centre Development Framework (2015) describes the site as forming part of a key City Centre Gateway (Citadel Character Zone) and is within an area noted for 'high potential for change/ intervention'.

The site also falls within the City Centre Conservation Area and was formerly occupied by the Central Plaza hotel, which was Grade II listed. This listing status remains applicable to the site, although there is an opportunity for the site to be formally de-listed through Historic England. Heritage assets are also in close proximity to the site and any development on the site will need to respect key views to the cathedral (Grade I listed).

The principle of residential development on the site has been established; planning permission was granted in 2004 for the change of use from a hotel to residential for 3 no. townhouses and 35 no. apartments (planning reference: 04/0328).

The site is located within a strategically important part of Carlisle City Centre – positioned closely to the impressive Grade I listed Citadels buildings (which is earmarked for a new University of Cumbria Campus), Carlisle Railway Station, the primary shopping area and future housing sites at Caldew Riverside.

MARKETING & PROPOSAL PROCEDURE

The site will be disposed of via a two-stage informal tender.

STAGE 1 EXPRESSIONS OF INTEREST

Expressions should set out initial due diligence undertaken, the anticipated development / use of the site and any advice taken to date.

There should be a specific focus on delivery confidence and expected funding source/s. As such, the track record of interested parties will be an important element - including examples of other developments delivered to date and ESG credentials.

The Expression of Interest Form, a copy of which will be available in the data room, will specifically set out all information required by the Council. The Form will include requests to indicate proposed use/s; indication of funding source/s; indication of high-level delivery timeline; development track record; development operator / tenant engagement; professional advisors; ESG credentials; requirement for Future High Street Funds; and any other initial due diligence.

- Parties will be able to submit further information & documents to support their Expression of Interest.
- The Council will be seeking parties who are good employers. Proposals that demonstrate having or working toward Real Living Wage accreditation, Employee Owned Businesses or other related schemes will be welcomed.
- The Expressions will be assessed both in terms of quality (including social value, local economic impact and sustainability) & deliverability.
- Bidders will need to indicate how their proposed development / use fits into the wider city centre and with other developments / uses.

Parties could be asked to submit further information to support their Expression. The deadline for Stage 1 submissions is 5.00pm on Tuesday 31st January. Submissions are to be made via CBRE as retained agent.

Parties will be invited to participate in Stage 2 upon satisfying pass/fail criteria of Stage 1. Full details are provided in the Expression of Interest Form.

To aid parties during Stage 1, the following reports can be provided:-

Dunster Consulting
Site Stabilisation Report

Jon Matthews Architects
Massing & Options Workbook

STAGE 2 FINAL WRITTEN PROPOSAL LETTERS

It is anticipated that the disposal of the site is likely to be by way of a conditional land sale, ensuring key milestones are achieved and providing a reasonable timeframe for development to commence. This reflects both the Council's priority to ensure the site is brought back into economic use within a reasonable timeframe. Any transfer will be subject to approval of the recommended developer by The Crown Estate.

Consideration will also be given to unconditional offers. However, regard will be given to all circumstances and conditions with a focus on ensuring appropriate redevelopment and new economic use of the site with its strategic city centre location.

The information and deadline required for submitting final written proposal letters for Stage 2 will be determined by the Council and CBRE as soon as possible after Stage 1.

VIEWINGS

The site will be available for viewings via appointment on selected open days.

Please note that access cannot be granted without prior registration. Interested parties are required to register in advance via contact confirming all attendees & requested date.

CONTACT

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CBRE

RESERVATIONS

No information contained in this document or any other written or oral information made available to any interested party or its advisers shall form the basis for any warranty, representation or term of any contract by the City Council with any third party.

This informal officer guidance provides general planning advice for prospective developers. It is informal advice & is given without prejudice to any decision made in formal determination of a planning application.

The City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage & no expense incurred by any person in responding to the invitation & preparing an expression of interest will be reimbursed.

MISREPRESENTATION ACT 1967

Carlisle City Council gives notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. Statements contained in these particulars as to this property are made without responsibility on the part of the City Council. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any purchasers, lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Carlisle City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property.

Particulars prepared November 2022