

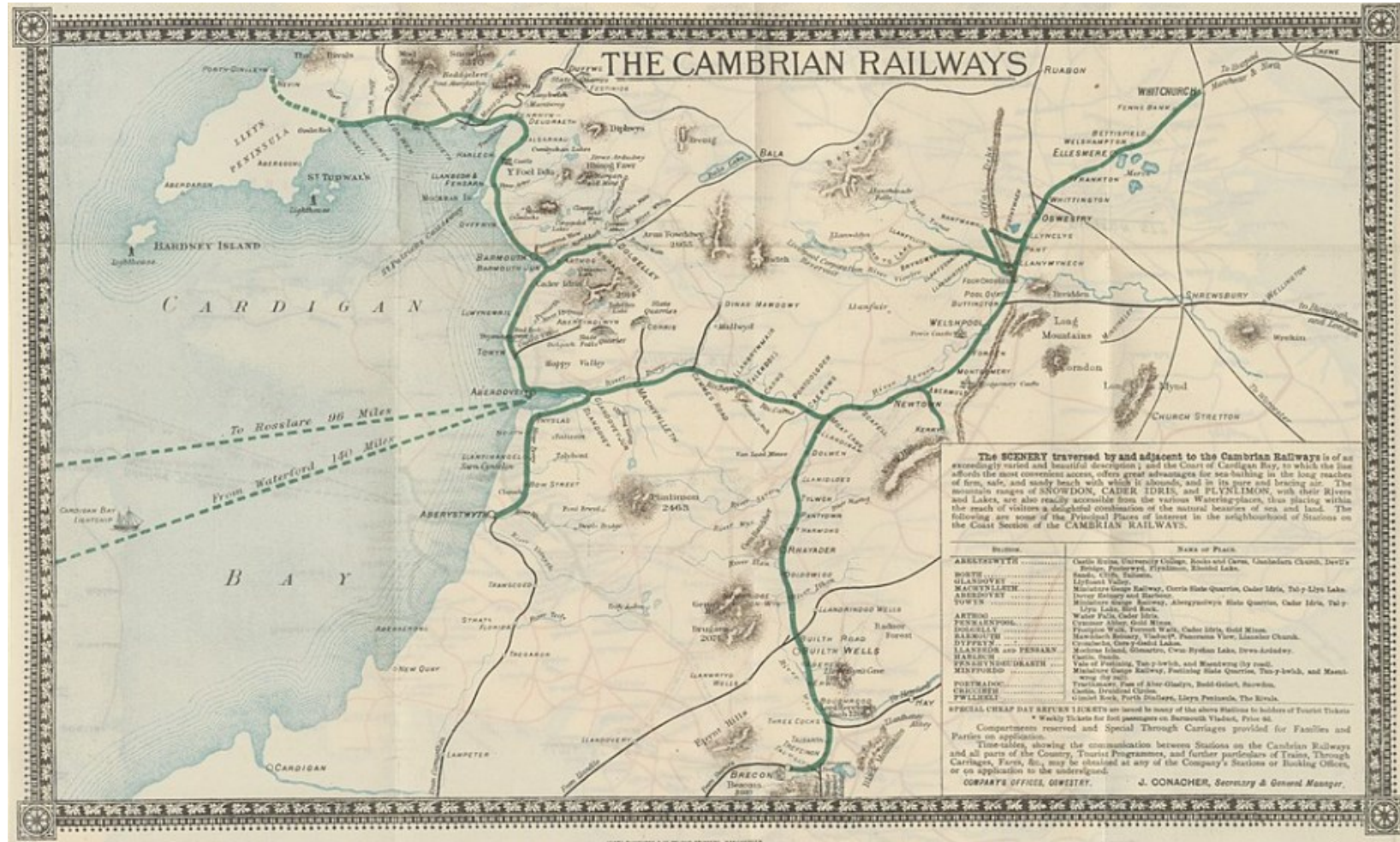
Cambrian Railway Building Grade II listed - Oswestry

Appendix 3 - Briefing Presentation

December 2023

Building History

- The Cambrian Railway was inaugurated in 1864 and developed a network of lines and stations over north Wales



Building History

The Cambrian Railway Building HQ was built in Oswestry and opened in 1866 with the company offices on the first floor with the ticket office for the station on the ground floor.



The railway was instrumental in the growth of Oswestry from a population of 5,500 in 1861, to nearly 10,000 in 1901.

The Cambrian Railway amalgamated with the GWR in 1922

Passenger trains ceased in 1966 and freight use of the line declined and finally ceased in 1988.

Recent Building Use



2022 – March, scaffolding erected due to deterioration of corbels

2014 – CHR Ltd secures 50-year lease on railway line

2005 – Purchased by Oswestry Borough Council – refurbished as Cambrian Visitor Centre with small business units on 1st floor

1993 – Building sold and become Auto parts store

1980's – Building bought by local business
– Ground floor becomes DIY store
first floor became flats

Station Closed – 1975
most buildings demolished

1966 – Passenger trains cease



2020's

2010's

2000's

1990's

1980's

1970's

1960's

2019 – Pharmacy on Ground floor closes

2009 – Building transferred to new Shropshire Council

Late 1990's purchased by Tesco – planning application to re-develop site as superstore rejected

1971 – Most freight services cease

2023 – Lease surrendered by with Oswestry Station Building Trust – Ground floor let to Cambrian Heritage Railways Ltd

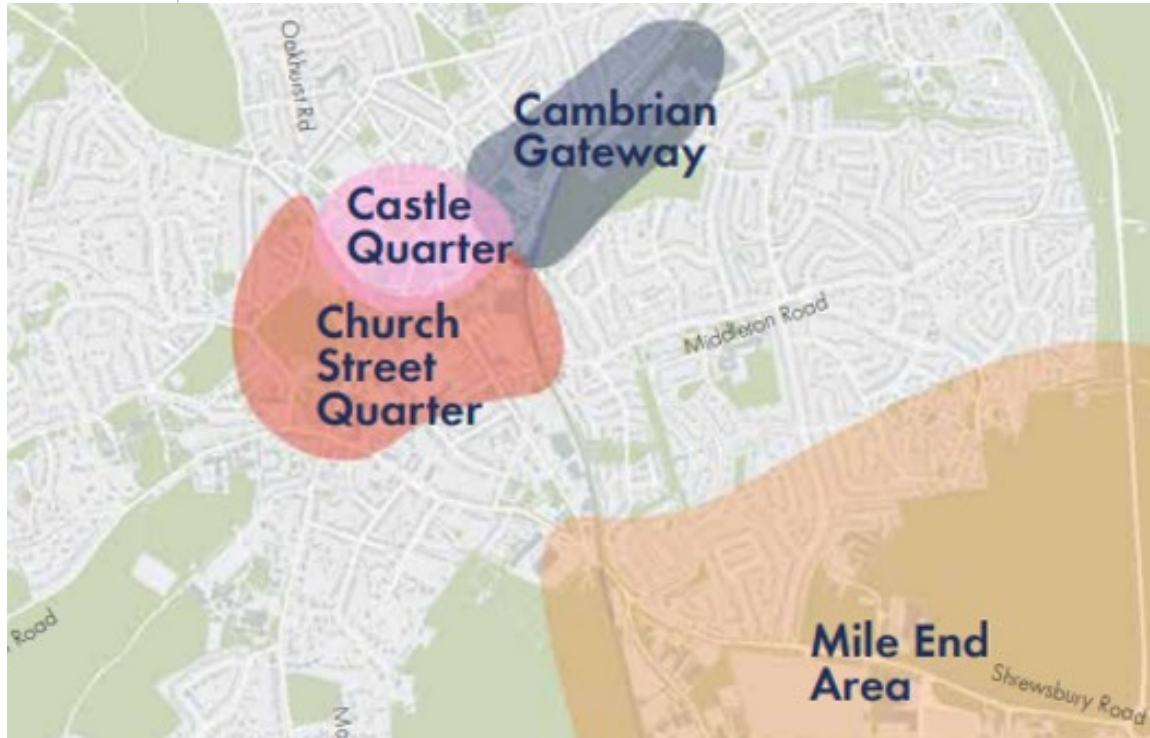
2005 - Oswestry Station Building Trust established to manage the building

1988 – Quarry services cease – line closed

Cabinet decision to engage with Oswestry Station Building Trust to arrange a Community Asset Transfer – discussions came to nothing



Future Oswestry Plan



Railway Development Proposals



In 2022 – the DfT awarded £50k funding to CHR Ltd, to complete a feasibility study - in Round 3 of the *Restoring Your Railway- Ideas Fund*

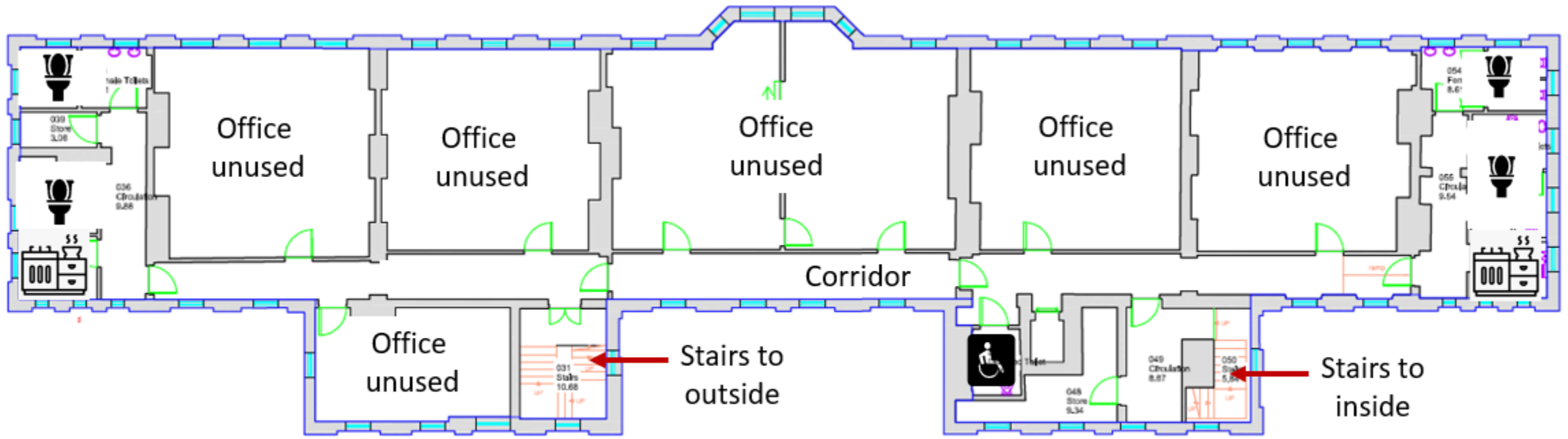
In Oct 2023 the Government announced the funding from HS2 north would be redirected to local transport projects including the Oswestry bid

The first phase of the proposal would open a light rail service between Gobowen station and the Agnes Hunt Orthopaedic Hospital

Phase 2 to extend the passenger service to Oswestry would be more challenging as it would need to cross the A5

The DfT and Network rail are running the project and will start with a business case to see the true costs and if it can break-even

First Floor Now

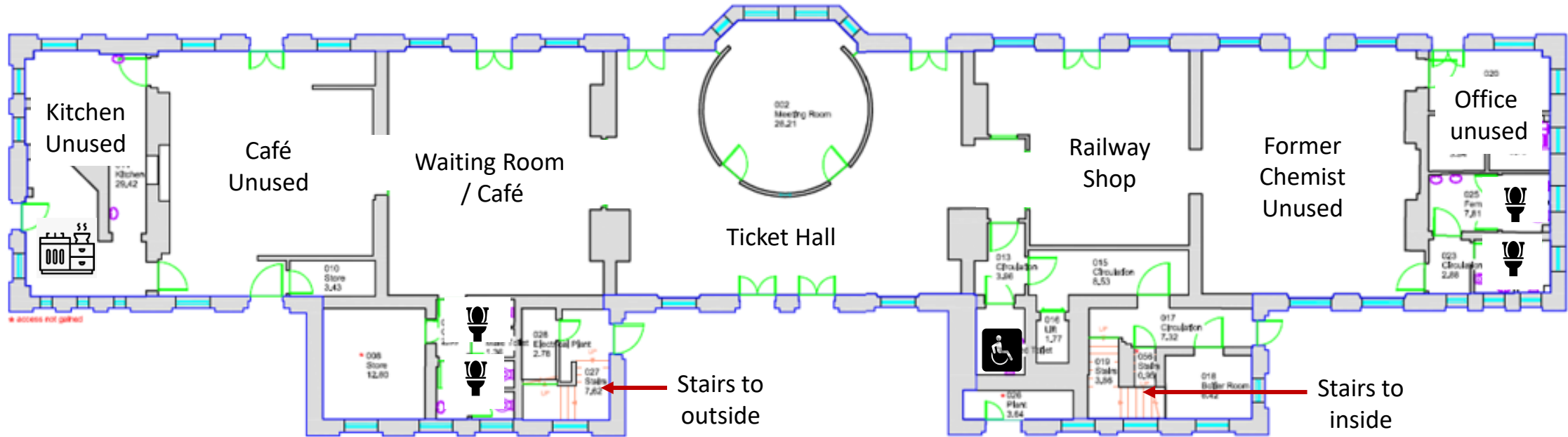


First Floor – GIA 516.4 m²

Currently vacant

6 x lettable Offices: 292 m²

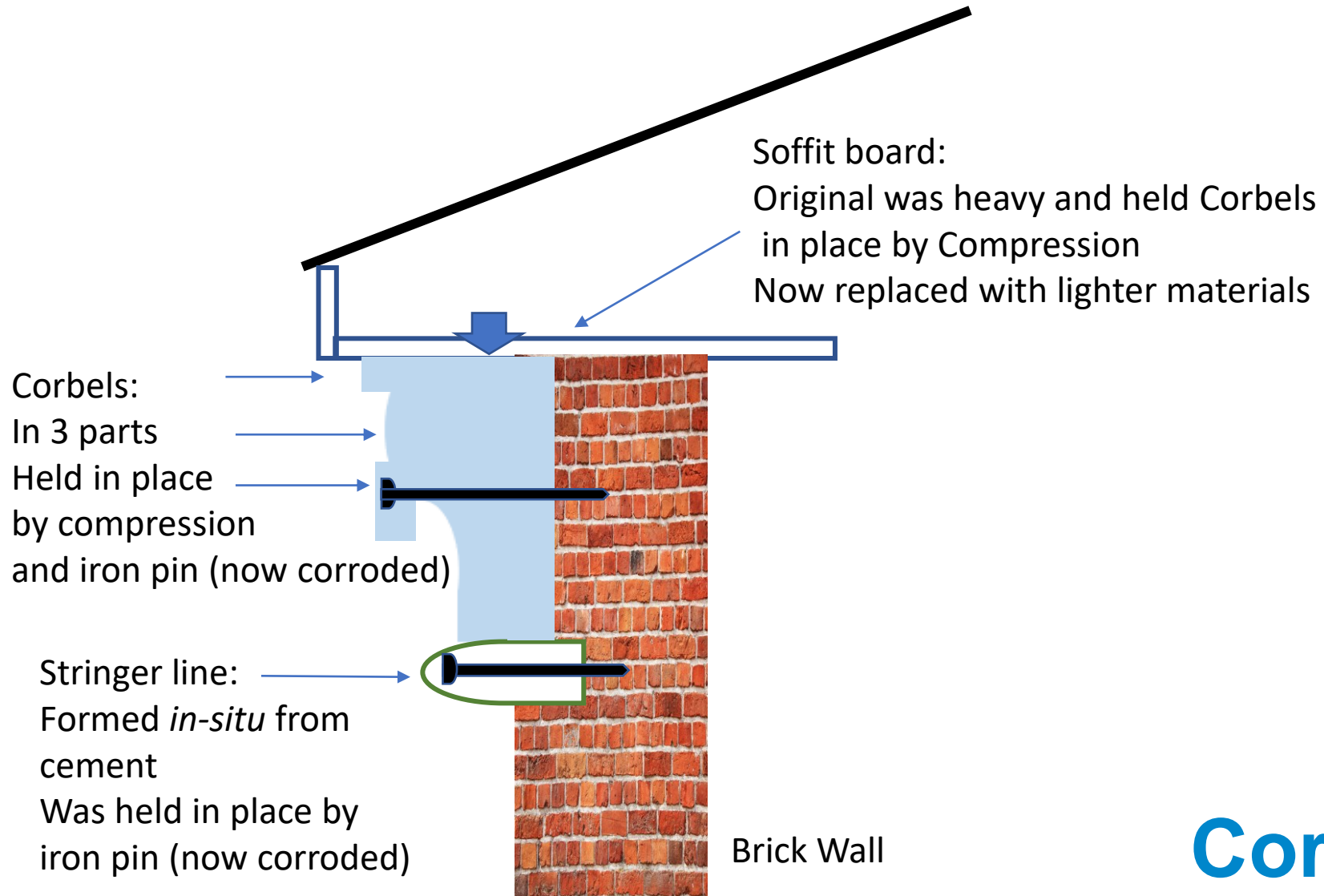
Ground Floor Now



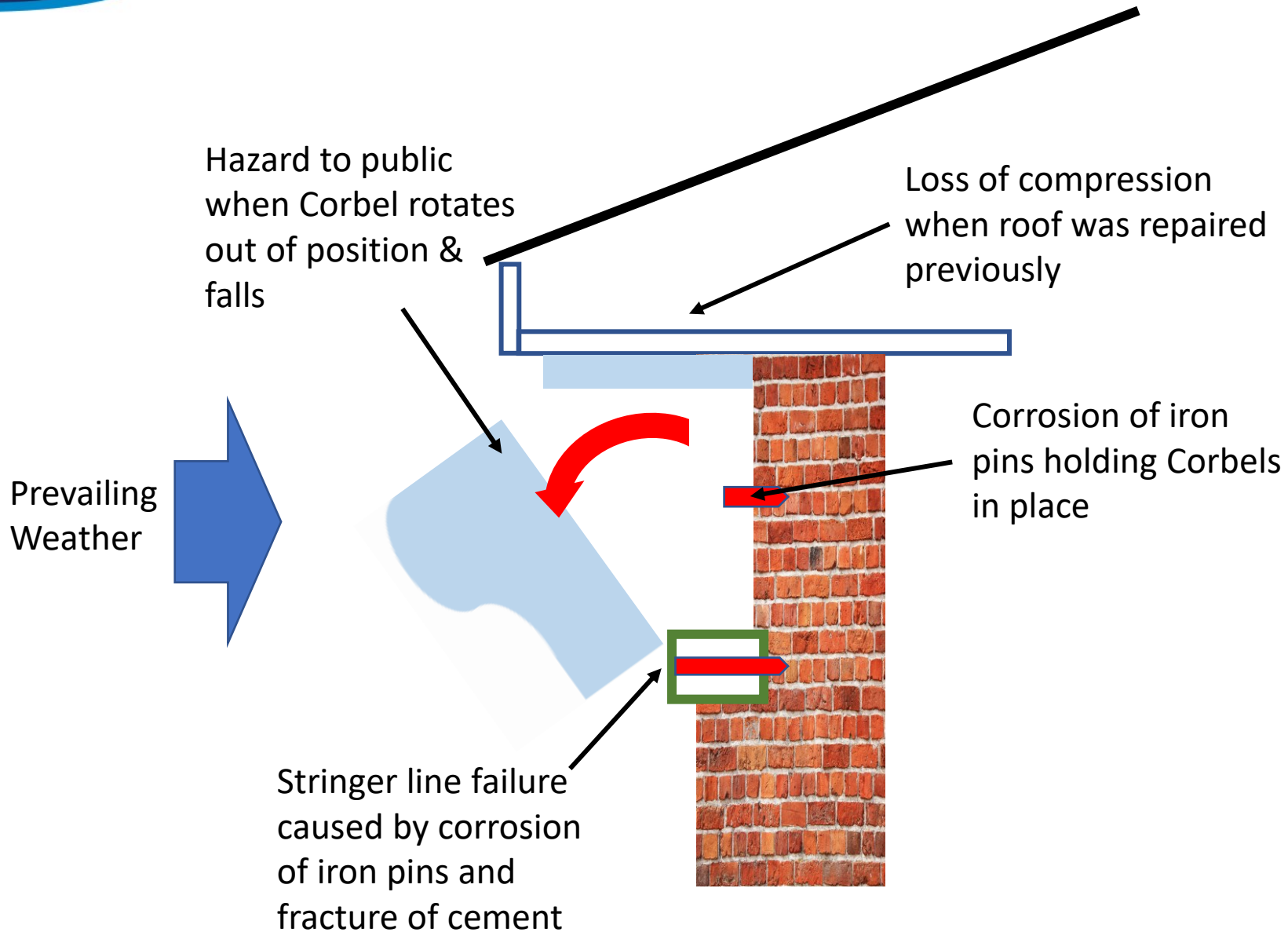
Ground Floor – GIA 560 m² - Let on peppercorn to CHR - but only partially used

Extent of Corbel Decay



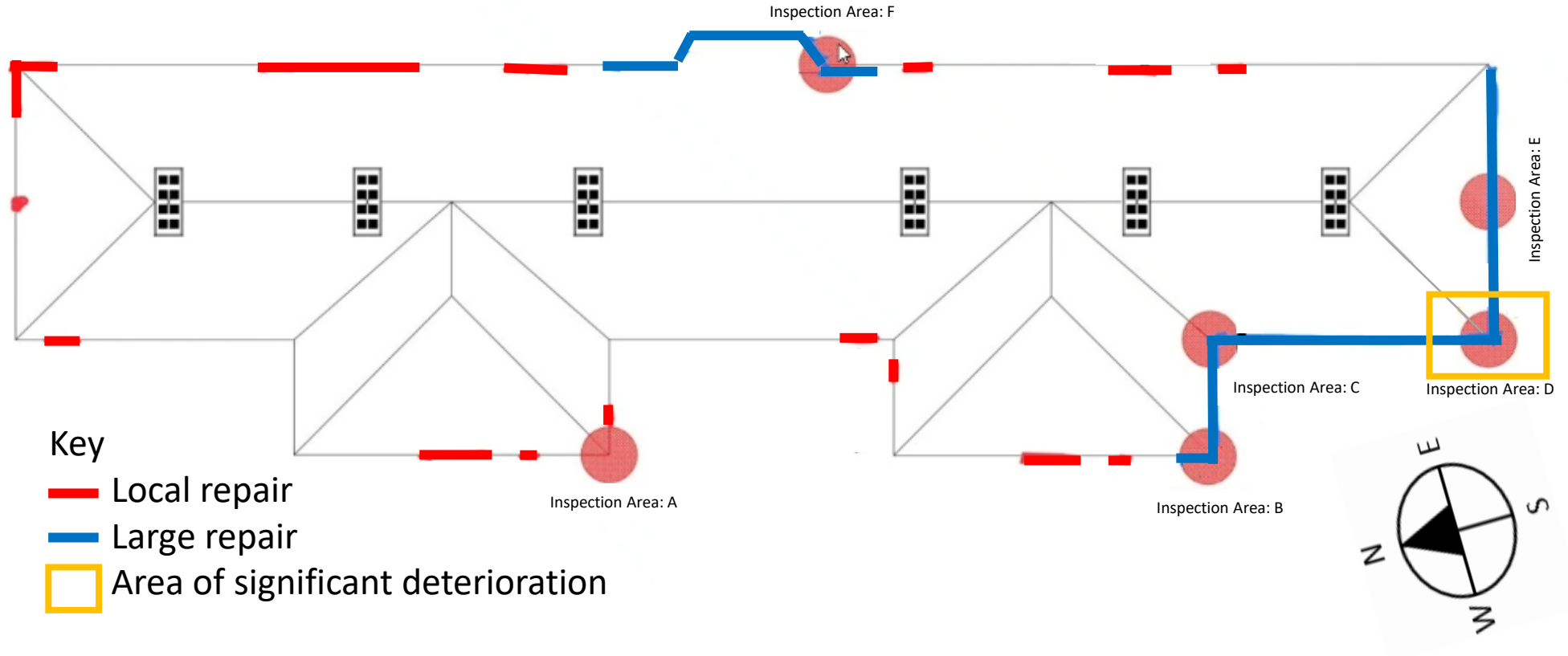


Corbel Detail

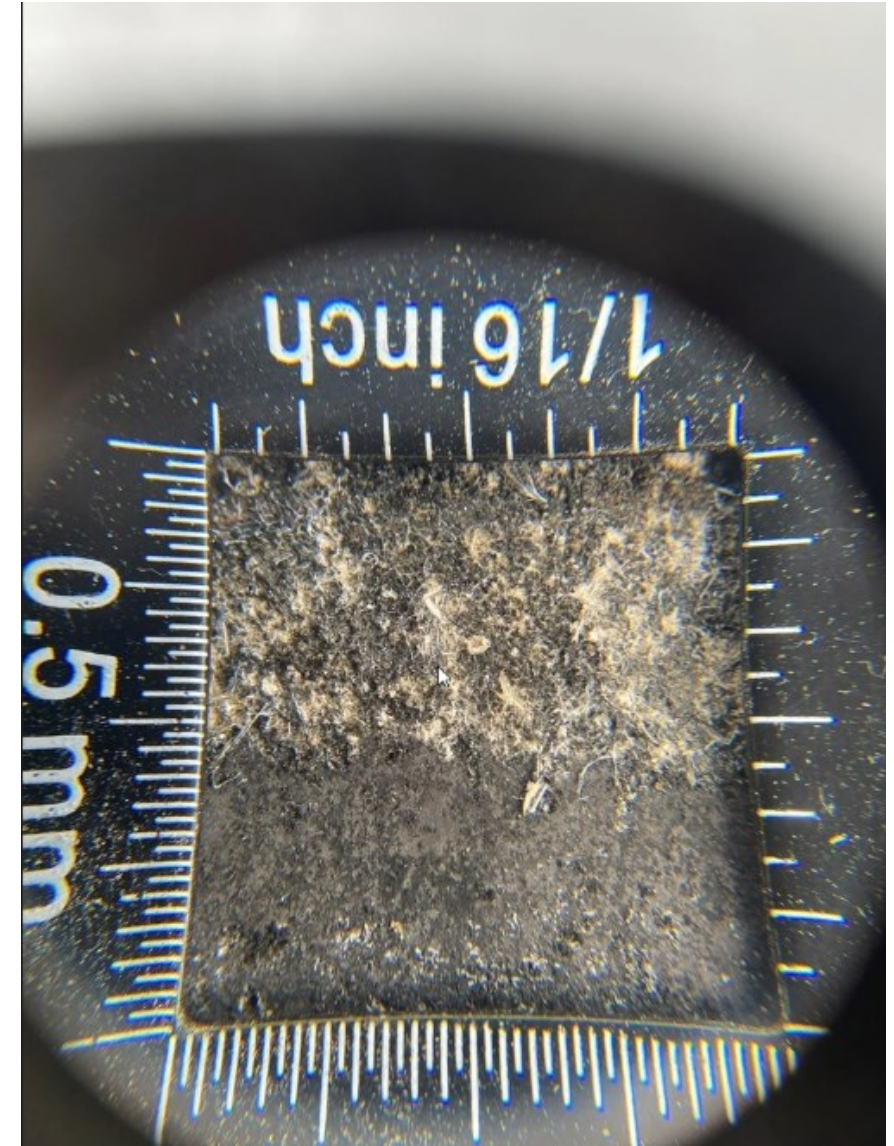


Corbel Hazard

Extent of Corbel Decay



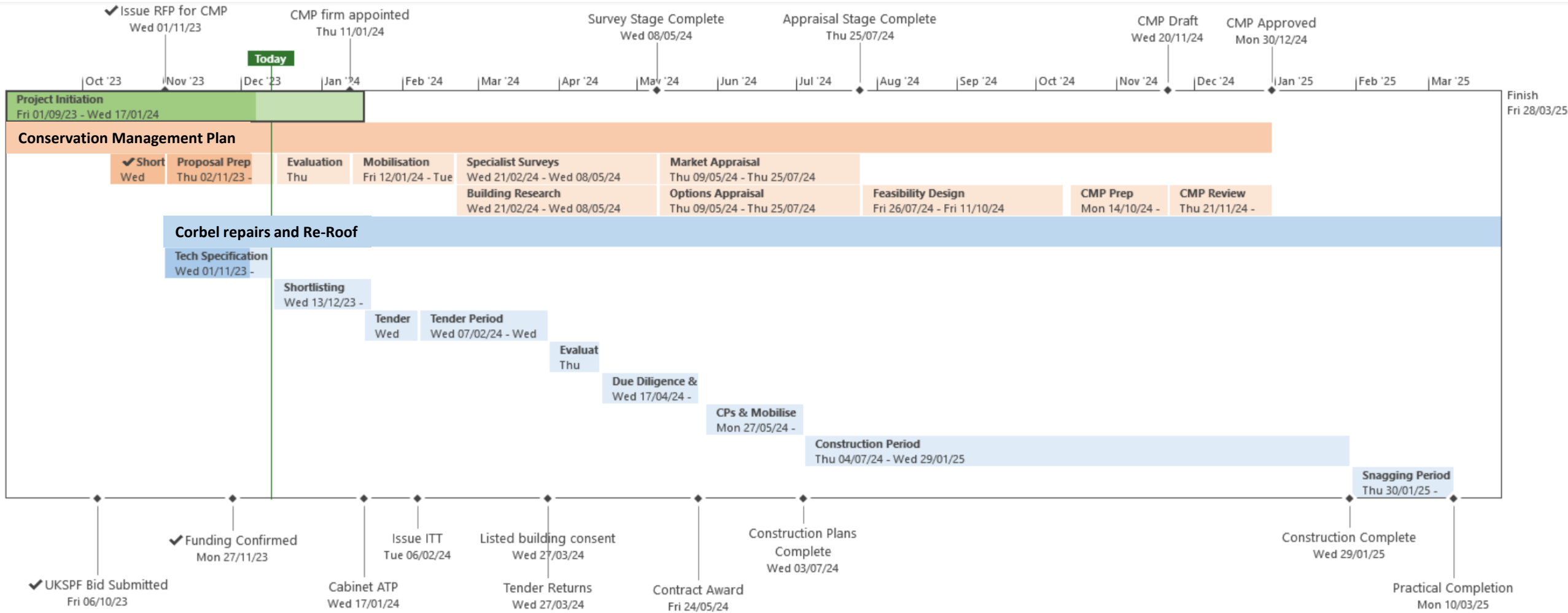
Roof tiles - degrading



UKSPF Bid

- UK SPF bid was submitted 6th Oct – announced on 27th Nov we were successful
- We bid against the category E4: enhancing cultural, historic & heritage institutions
- £630,250 was approved (70%)
- Match funding of £270K from Building Capital fund
- Scope of repair works:
 - i. Corbel Repairs and outside painting
 - iii Replacement of the roof
- Works need to be completed by end March 2025

UKSPF Plan



Ends