



**FOR
SALE**

Mansion House

Penrith, Cumbria

EDGE OF LAKES FREEHOLD DEVELOPMENT OPPORTUNITY

WG

WALTON GOODLAND

t: 01228 514199

e: agency@waltongoodland.com

www.waltongoodland.com



KEY HIGHLIGHTS

- Within Council ownership since 1919
- Grade II Listed building in attractive prime central location
- Car parking for up to 88nr vehicles across the front and rear of property
- Within walking distance of central Penrith amenities along with the West Coast Mainline Railway Station
- Approx. 100m from M&S Food Store
- Peaceful surrounding church yard with mix of residential and commercial occupiers
- Huge development potential for conversion to hospitality/hotel use and/or residential
- Potential for new modern extension across rear car park to increase building footprint
- Perfect location for exploring Lake District National Park, Eden Valley and North Yorkshire Moors/Dales

Grade II Listed building in attractive prime central location

LOCATION

Mansion House is situated in an extremely attractive position at the very centre of Penrith within the shadows of the Grade I Listed St. Andrew's Church being only a short distance from the Market Square and prime shopping/commercial areas.

The property enjoys a unique aspect to the west across the attractive Church Yard grounds and towards the town centre with parking across the northern and southern boundaries to the front and rear of the building. The adjoining property to the east, Pele Court, has been developed by McCarthy and Stone for modern retirement living and comprises a mix of 47nr 1 & 2 bedroom apartments for the over 60s. The surrounding area otherwise comprises a mix of commercial and residential occupiers with an M&S Food Store approximately 100m away.

Penrith is a market town situated in central eastern Cumbria at the crossroads of the M6 Motorway and A66 Trans Pennine arterial route. With a population of approximately 15,000 the town draws upon a much wider catchment being ideally situated on the edge of the Lake District National Park, a UNESCO World Heritage site. Its strategic location makes for a busy popular industrial, distribution and agricultural centre. The town is also well served by numerous supermarkets and commercial amenities along with Center Parcs at Whinfell. Penrith also benefits from a main line railway station being situated on the London – Glasgow – Edinburgh West Coast Mainline Railway.



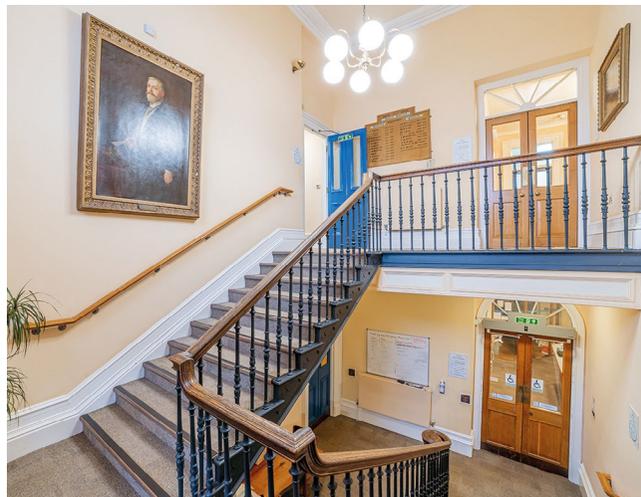
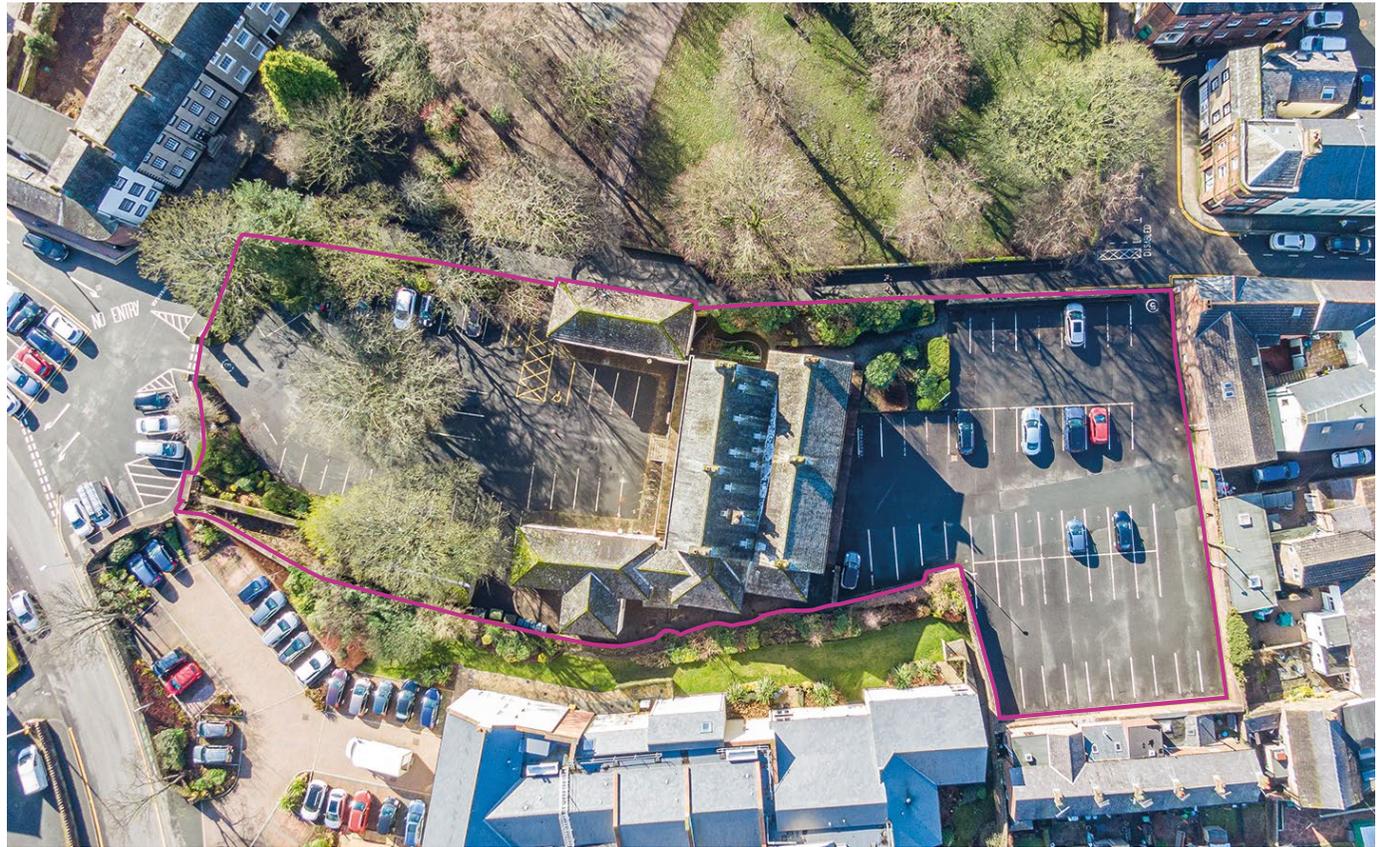
DESCRIPTION

One of Penrith's finest and most recognisable buildings, Mansion House is a Grade II Listed property being constructed in circa. 1750 by John Welpdale. The property was purchased by Penrith District Council in 1919 and has remained within local government ownership ever since having been inherited by Eden District Council following local government reorganisation. The council have sympathetically restored the property over the course of the past 40 years and it remains in excellent condition and a fine specimen of 18th Century architecture.

The site itself is approximately 0.95 acres (0.38 hectares) allowing for scope to extend the existing buildings, subject to any necessary consents.

The main building is arranged as commercial offices over three floors and towers prominently over the adjoining accommodation and landscaped forecourt car park. The projecting east and west wings either side of the front forecourt currently provide additional office accommodation. The east wing is attached to the main building but could be self-contained. The west wing is entirely detached and enjoys sweeping views across St. Andrew's Churchyard. To the rear of the main site the building drops in height linking to an attached two-storey building of traditional sandstone construction which in turn opens out onto a large walled rear car park. The culverted course of Thacka Beck runs across part of the rear car park and then adjacent to the eastern boundary of the site.

Mansion House is of traditional stone construction with timber single-glazed windows and feature coving. There are exposed ceilings and beams to the pitch of the roof across second floor level which provides for dramatic space within the main building. The offices benefit from timber panelling to dado level and decorative plaster moulding/cornices above and have been maintained to a good quality standard for their existing use.



CONNECTIVITY

- Penrith is prominently located at the crossroads of the M6 Motorway (Junction 40) and A66 Trans Pennine route.
- A66 leads to A1/M1 (Scotch Corner) in east.
- A66 (West) leads to Keswick, the adventure capital of the Lake District, and Ullswater, Derwent Water and Bassenthwaite.
- West Coast Mainline Station within easy access of all central Penrith amenities.
- Carlisle Airport – approx. 20 miles north.



TRAVEL DISTANCES

Carlisle: 20 miles

Kendal: 30 miles

Glasgow/Edinburgh: 120 miles

Manchester: 100 miles

ACCOMMODATION

MAIN HOUSE AND EAST WING:

Basement	2,595 sq. ft.	(241 sq. m.)
Ground Floor	4,442 sq. ft.	(413 sq. m.)
First Floor	4,442 sq. ft.	(413 sq. m.)
Second Floor	1,311 sq. ft.	(122 sq. m.)

WEST WING:

Ground Floor	643 sq. ft.	(60 sq. m.)
First Floor	647 sq. ft.	(60 sq. m.)

Total Gross Internal Area **14,080 sq. ft (1,308 sq. m.)**

Total Site Area **0.95 acres (0.38 hectares)**

OUTSIDE:

Front Forecourt	Landscaped parking – 37 vehicles
Rear	Walled secure car park – 51 vehicles





SERVICES

The property is connected to all mains services, the main building being heated by 2nr Hamworthy gas boilers. The east wing is served by 2nr Ideal (Mexico) boilers. In addition to which there is an emergency back-up generator and modern coms and cabling fitted throughout. The buildings are also fitted with a door entry security system and fire safety system.

RATEABLE VALUE

Premises: **£52,500**

Interested parties are advised to make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

PLANNING

A planning brief can be made available to interested parties by Eden District Council.

The property is Grade II Listed and is situated within the Penrith Conservation Area. The building remains in use in parts as local authority offices. An opportunity now exists with the Council having acquired alternative headquarter premises which they will relocate to in 2021.

Whilst any alternative use would need to be sensitive to the nature of the property and the area within which it sits, the local planning authority are favourable to an extension of the existing buildings along with modification and refurbishment to support alternative use potential.

Of particular interest is the redevelopment of the property for hospitality/hotel purposes or conversion for residential use.

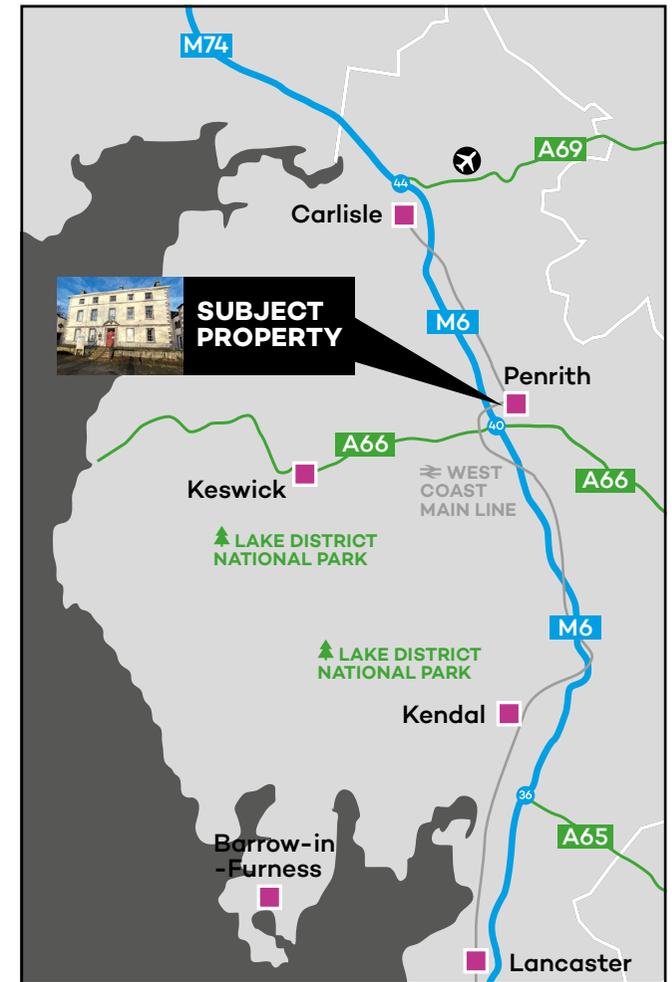
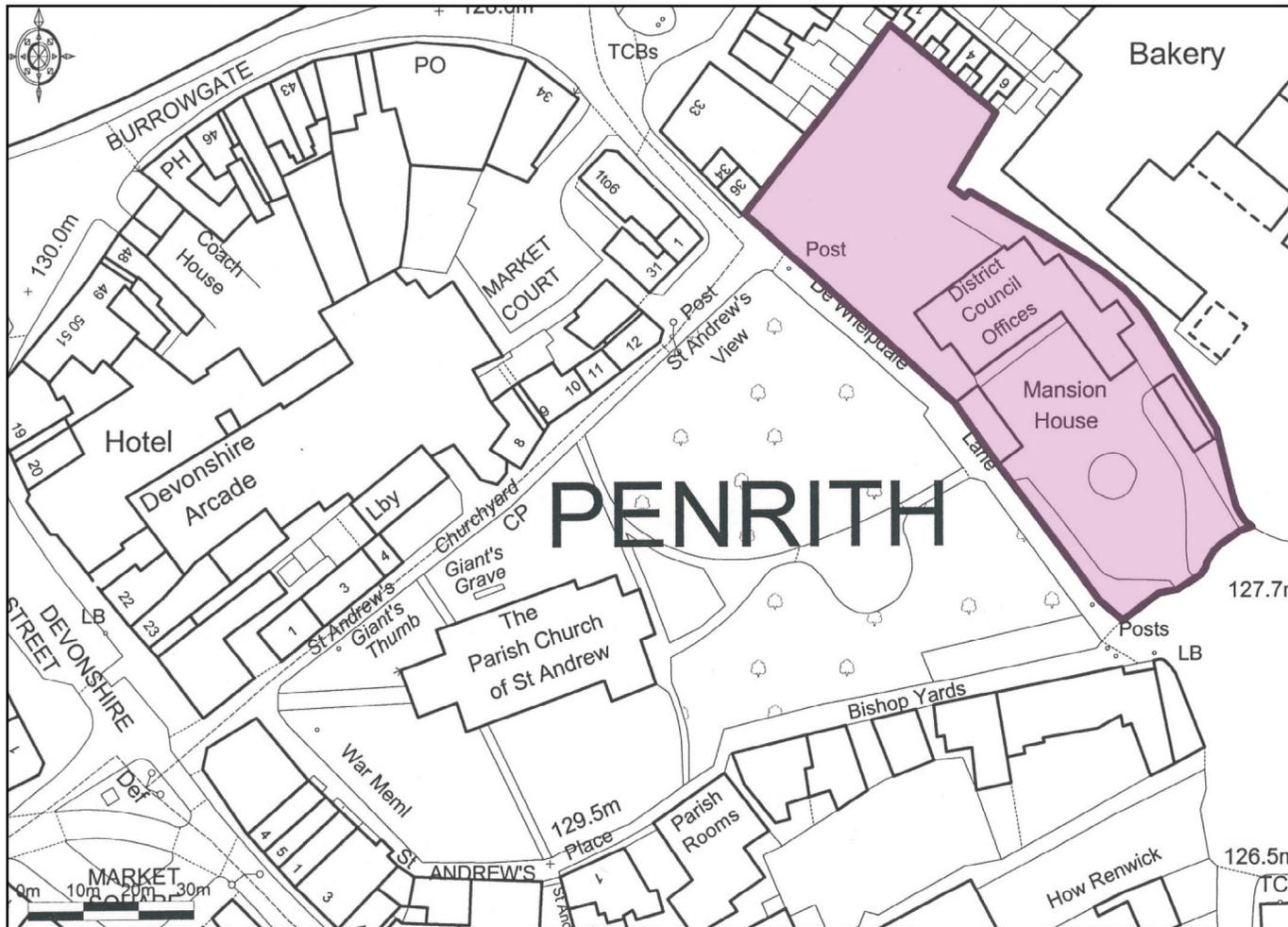
Please note that all planning enquiries should be directed to: **Nick Atkinson**, Head of Planning, Eden District Council
Email: nick.atkinson@eden.gov.uk

PLANS

A detailed layout plan of the buildings is attached.

TENURE

The property is available for sale freehold with vacant possession on completion.



 **DISPLAY ENERGY CERTIFICATE (DEC)**

A copy of the Display Energy Certificate is available to view for interested parties.

 **PRICE**

All enquiries and expressions of serious interest only to Walton Goodland.

 **VAT**

The sale of Mansion House is not subject to VAT.

 **VIEWING**

By appointment only with Walton Goodland. Due to the Covid pandemic only a selection of key Council employees are working from the property. Viewings in person may be limited/restricted. Please contact Walton Goodland to discuss and arrange.

Stephen Sewell MRICS, Director
t: 01228 514199 e: agency@walgongoodland.com
 Walton Goodland, 10 Lowther Street,
 Carlisle, CA3 8DA

MANSION HOUSE TOUR:

[Promotional Video](#)

[Virtual Tour](#)

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract. All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

