



**FOR  
SALE**

# Mansion House

## Penrith, Cumbria

FOR SALE BY FORMAL TENDER  
UNCONDITIONAL OFFERS INVITED ON BEHALF OF  
BY 21st MAY 2026 AT 12 NOON



Westmorland  
& Furness  
Council

**WG**

WALTON GOODLAND

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[www.waltongoodland.com](http://www.waltongoodland.com)



Historic former council offices  
with substantial parking in  
attractive prime central location

## KEY HIGHLIGHTS

- Within Council ownership since 1919
- Grade II\* Listed building in attractive prime central location
- Car parking for approx 37nr vehicles across the front 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, residential and other commercial uses, subject to planning
- Perfect location for exploring Lake District National Park, Eden Valley and North Yorkshire Moors/Dales

## 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. 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 is located on the edge of the Lake District National Park being 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 0.75 acres (0.29 hectares) and includes a large parking area to the front.

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.

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.



## 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 **0.75 acres (0.29 hectares)**

### OUTSIDE:

Front Forecourt Landscaped parking – 37nr spaces



## 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

Offices & Premises: **£58,500** rising to **£65,000** from 1 April 2026

Interested parties are advised to make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

## PLANNING

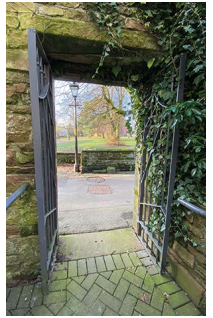
The property is Grade II\* Listed and is situated within the Penrith Conservation Area.

Penrith town centre is the most sustainable location for new development in the Eden Area with broad support for development that reuses existing land and buildings. This could include conversion and/or change of use to residential or hotel/restaurant for example where other policies in the Local Plan are met. The Vision for Penrith includes reference to creating new homes within the town centre including reusing empty spaces over shops to provide a range of housing to meet the needs of its residents as well as seeking to widen employment and other economic growth within the town.

Please note all planning enquiries should be directed to *Westmorland & Furness Council pre-application advice service, South Lakeland House, Lowther Street, Kendal, LA9 4DQ*; or via: [www.westmorlandandfurness.gov.uk/planning-and-building-control](http://www.westmorlandandfurness.gov.uk/planning-and-building-control)

## PLANS

A detailed layout plan of the buildings is available from Walton Goodland on request.



## TENURE

The property is offered for sale freehold with vacant possession.

**NOTE: the buyer is to erect a 2m boundary fence along the points shown between A - B on the plan. Further details can be found in the Tender Pack.**

## ENERGY PERFORMANCE CERTIFICATE

Mansion House: **E108**. Annex: **E112**

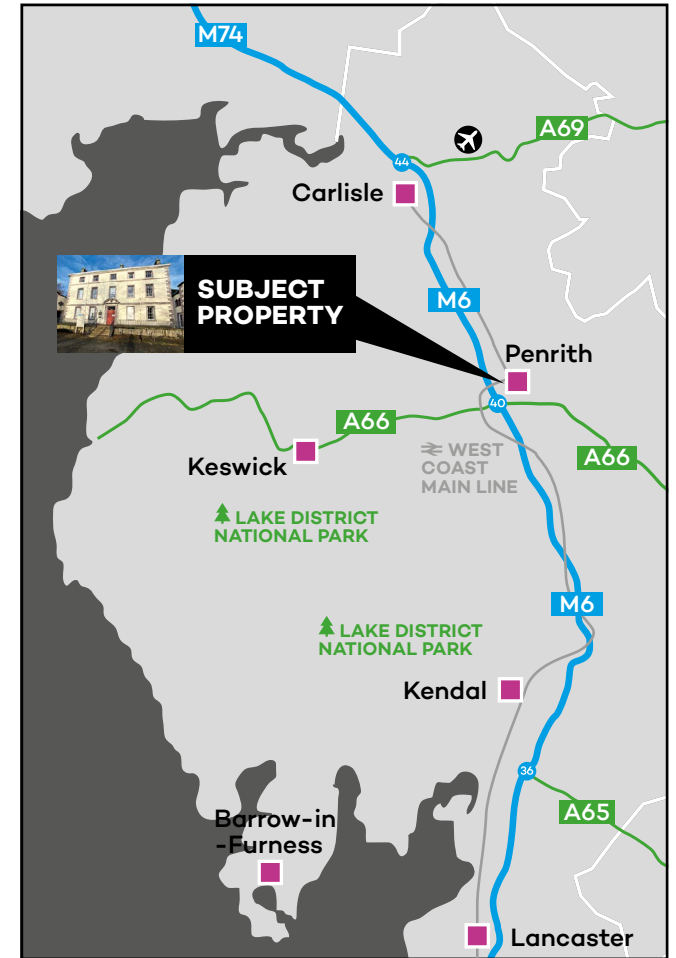
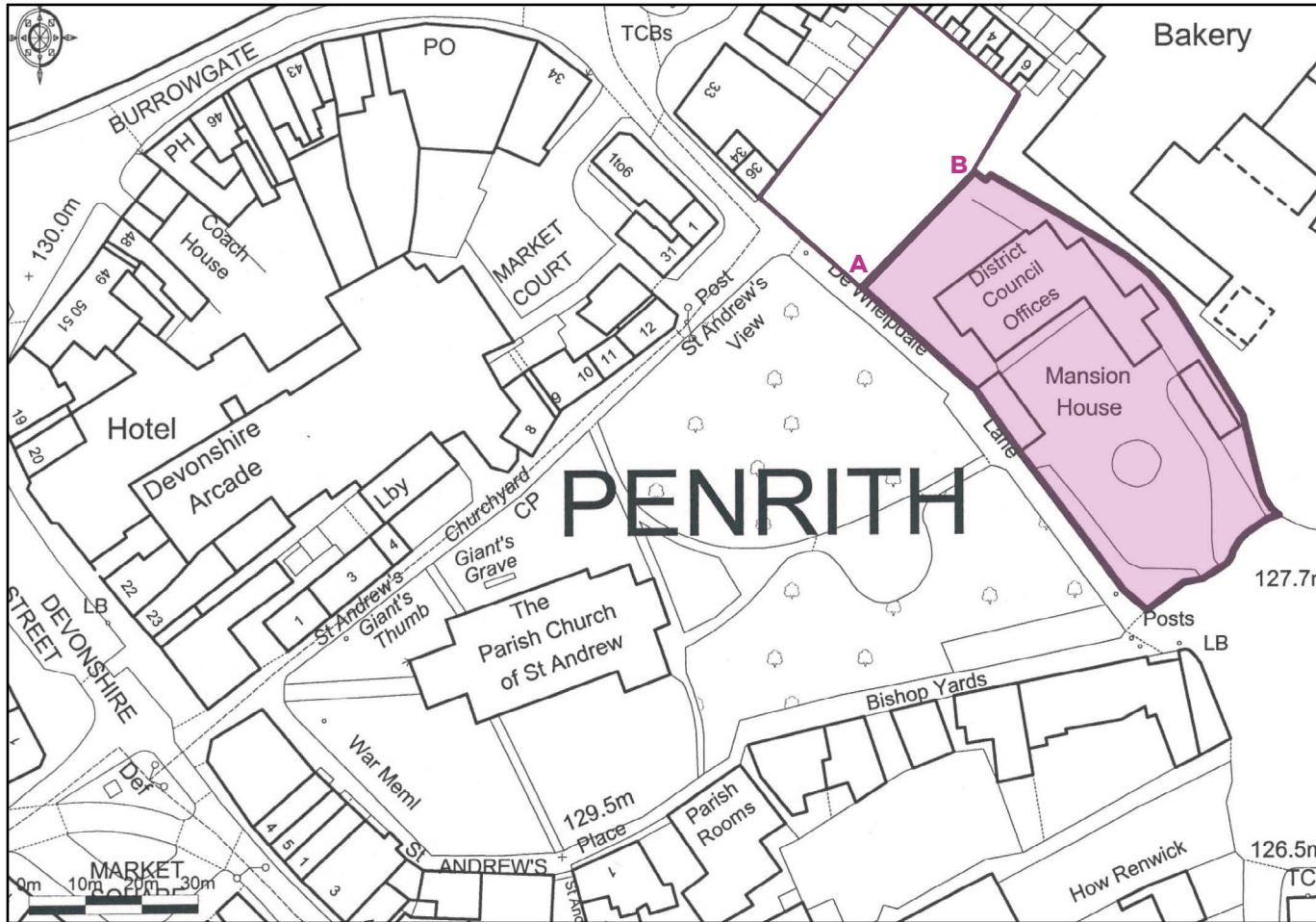
A copy of the Energy Performance Certificates (EPC's) is available from Walton Goodland.

## TENDER PACK

A Tender Pack is available on request from Walton Goodland.

## TENDER PROCESS OVERVIEW

Any person wishing to purchase the Property (the "Tenderer") must complete and sign the Form of Tender and return it, together with the printed conditions, in an envelope which is clearly marked "Tender Return - Mansion House" and addressed to Walton Goodland, 3 Wavell Drive, Rosehill, Carlisle, CA1 2ST by 12 noon on 21 May 2026 (the "Tender Closing Date"). Tenders arriving after the Tender Closing Date will not be considered. To be compliant the offeror must include a bankers draft or cheque drawn on a solicitors client account equal to 10% of the amount of Tender. A decision will be made as soon as possible and should a Tender be accepted the date of the Contract will be the date of dispatch of the Letter of Acceptance.



**PLEASE NOTE:** Westmorland and Furness Council does not undertake to accept the highest or best offer, or any offer or Tender. Only unqualified and unconditional Tenders will be considered. Tenders must be submitted fully compliant with the Special Conditions of Sale contained within the Tender Pack to be considered.

**PRICE:** Tenders on an unconditional basis are invited. Interested parties must form their own opinion as what level of Tender to submit.

**THE SUCCESSFUL BID:** The Successful Bid shall be made up of two elements: (a) the price and

(b) a 20% revenue contribution. For example: Successful Bid: £1,000,000; the Price £800,000 - 20% Revenue Contribution = £200,000. This principle shall apply to all levels of bids and the price, and the revenue shall be recorded and invoiced separately.



**VAT**

The sale of Mansion House is not subject to VAT.



**VIEWING**

Block booking days may be arranged with dates/times to

be confirmed. Please contact Walton Goodland to discuss and arrange.

**Stephen Sewell MRICS**

**t: 01228 514199 e: [agency@wالتongoodland.com](mailto:agency@wالتongoodland.com)**

Walton Goodland, 3 Wavell Drive, Rosehill, Carlisle, CA1 2ST

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.

