



MARKETING AND DISPOSAL OF CLAREMONT HOUSE, LAKE DISTRICT

TEAM
Hotel + Leisure Manchester

CLIENT
Private Individual

LOCATION
Claremont House, Compston Road,
Ambleside, Cumbria, LA22 9DJ

DATES
July 2025

PROJECT SUMMARY

Graham + Sibbald were instructed to act on behalf of the owner of Claremont House to market and sell the 8 bedroom guest house by way of an asset sale.

SUMMARY

Graham + Sibbald's Hotel + Leisure team led by Partner Martin Davis were instructed to act on behalf of the private owner to market and sell Claremont House by way of an asset sale transaction through to a successful completion.



THE OPPORTUNITY

Claremont House comprises a four-storey end of terrace property of traditional construction with stone elevations beneath a pitched slate tiled roof.

The building which has been modernised in recent years provided 8 individual en suite letting bedrooms / studios, a large basement including staff / owners accommodation, a front garden and a rear terrace.

The property is situated in the busy town of Ambleside within the Lake District National Park only 5 miles from Grasmere and 5.5 miles from Windermere.

The property was sold to an independent investor by way of an asset sale off a guide price of £675,000.

APPROACH & SERVICES PROVIDED

We worked with our clients, the independent buyer and both sides solicitors to agree the basis of the transaction and helped to overcome a number of issues to see the transaction through to a successful completion.

WHY G+S

If you are looking to purchase a business then we can help you find the best options that will meet your strategic needs and budget. If you have a business or part of a business that you are looking to sell, we can help you maximise the worth of your assets and optimise your returns.

We are recognised as one of the leaders in this field across the UK. We work across a wide range of business types and sectors, but have particular expertise in the Hotel, Licensed and Leisure sector. As a result, we are retained by many of the UK's leading hospitality and leisure operators and groups to manage the sale and disposal of their business asset portfolios.



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