

RESIDENTIAL DEVELOPMENT SITE  
LAND AT MELBOURNE ANIMAL FARM, THE COMMON,  
MELBOURNE, DERBYSHIRE, DE73 8DH

FOR  
SALE





# INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated on the outskirts of the sought-after village of Melbourne.

The site offers an excellent opportunity to build a desirable scheme in one of the most sought-after villages in South Derbyshire.

An extraordinary development opportunity with Lot 1 benefitting from Full Planning Permission for the conversion of the existing building to 3.no dwellings and Lot 2 being subject to a Full Planning Application for the conversion of existing building to one residential dwelling.

The site extends in all to **0.52 acres (0.21 ha)** or thereabouts.

The site is being offered for sale as a Whole or in Lots by way of Private Treaty. The vendor's preference is to sell the site as a whole. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

Further information is available via the sole selling agent, Mather Jamie.



## Sole Agents



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LAND AT MELBOURNE ANIMAL FARM  
THE COMMON  
MELBOURNE  
DERBYSHIRE  
DE73 8DH

A truly unique residential development opportunity situated on the outskirts of the attractive village of Melbourne, benefitting from **Full Planning Permission for the conversion of existing building to 3no dwellings and Lot 2 is subject to a Full Planning Application for the conversion of existing building to one residential dwelling.**

The site extends in all to 0.52 acres (0.21 ha) or thereabouts and is being offered for sale as a Whole or in Lots.

LOCATION

Situated in South Derbyshire and positioned at the edge of the National Forest, in one of the most sought-after market towns in the Midlands. Melbourne benefits from more than 60 local restaurants and shops, two schools, and intriguing heritage sites, many of which are within walking distance of the development.

Situated in the heart of Melbourne, Melbourne Hall Estate boasts a range of attractions including the courtyard which is home to local crafters and craft shops including fine French wines, Stable Ales, beautifully restored furniture, ageless antiques and collectables or finely worked leather. There is also a traditional Tea Room offering breakfast, light lunches and afternoon teas in the ground of the Hall.

Melbourne has several attractions such as Melbourne Parish Church, and Melbourne Hall, Melbourne Pool, Artifactual Comedy Festivals and Johnny Vegas.

More than this, it benefits from excellent travel links providing easy and affordable access to the following locations:

Distances (by road) to some significant local destinations are as follows (most direct route, source: Google Maps 2024):

East Midlands Airport	9 mins	(4.5 miles)
Ashby de la Zouch	15 mins	(7.2 miles)
Derby	22 mins	(11.7 miles)
Loughborough	30 mins	(13.1 miles)
East midlands Parkway	20 mins	(13.2 miles)

East Midlands Parkway Railway Station provides convenient access to Nottingham and Leicester which in turn give access to the wider rail network, including London Kings Cross in around 1 hour 22 minutes.

THE DEVELOPMENT

The site offers an excellent opportunity to build a desirable scheme on the edge of a sought-after South Derbyshire village.

The site extends in all to 0.52 acres (0.21 ha) as shown edged in red and purple on the Site Plan. The site is situated off The Common and is accessed via a private drive which also serves the Whistlewood Common community garden. The site is contained on its western boundary by woodland, arable land to the south and Melbourne Animal Farm to the north and east.

The Site is currently used by the Vendor’s who operate their business ‘Melbourne Animal Farm’ from the barns shown in Lot 1 and Lot 2 which comprises of a natural open farm space with an inside play area. Part of the barn in Lot 1 is currently used as a dog groomers.

The Vendor’s will continue to operate the farm on their retained land and will move their premises to the east of their retained land which is shown edged blue on the Site Plan.

The site is being offered for sale as a whole or in two Lots. It would be the Vendor’s preference to sell the site as a whole. The two Lots are described as follows:

Lot 1

0.34 acres comprising of an agricultural barn which benefits from planning approval for the conversion of existing building to 3no. Dwellings.

Lot 2

0.18 acres comprising of an existing agricultural barn which is subject to a full planning application for the conversion of existing building to one residential dwelling.

PLANNING PERMISSION

Lot 1 benefits from Full Planning Permission granted by South Derbyshire District Council on 12<sup>th</sup> May 2025.

The approved application reference is DMPA/2025/0355 and the application allows for “conversion of existing building to three residential dwellings along with external alterations”. The Decision Notice includes 11 conditions, and a copy is made available via the data room.

Lot 1 also benefits from change of use from agricultural and equestrian to residential granted by South Derbyshire Distrct Council on 6<sup>th</sup> September 2019.

The approved application reference is 9/2018/0405 and the application allows for “change of use of land from agricultural and equestrian to use as a facility to promote interaction between animals and the public. The erection of 3no. Buildings, construction of access road, car and coach parking, pedestrian accesses and the creation of walk ways on land”.

A full suite of documents which were submitted as part of the planning application(s) are available to download via the data room.

LOT 2

Lot 2 is subject to a full planning application for the conversion of existing building to one residential dwelling.

A full suite of documents which were submitted as part of the planning application(s) are available to download via the data room.

**SECTION 106 & AFFORDABLE HOUSING**

The Lot 1 does not require any Section 106 contributions to be made nor any of the dwellings required to be built as Affordable Housing units. It is anticipated that the same will apply to Lot 2.

**ACCOMMODATION SCHEDULE**

Lot 1

Floor areas of the dwellings shown on the approved plans total 6,375 sqft of floorspace (approx. on GIA basis) are as detailed on the approved layout. Please note that there is a typo on the approved plan stating “6,275 sq.ft.”. The following schedule shows the accommodation provided by the planning permission:

Dwellings	Beds	Storeys	sq.ft. (GIA)
Plot 1	4 Bedroom	1.5	2,450
Plot 2	3 Bedroom	1.5	1,475
Plot 3	4 Bedroom	1.5	2,450

Lot 2

Floor areas of the dwellings shown on the submitted plans total 2,500 sqft of floorspace (approx. on GIA basis) providing 4 bedrooms over 1.5 storeys are as detailed on the Proposed Site and Roof Plan.

The unit schedule above has been taken from the site schedule shown on the submitted and approved planning drawings. Sizes are given without liability and interested parties are to satisfy themselves with reference to the approved drawings.

A full suite of documents which were submitted as part of the planning application, along with the approved drawings are available to downloaded from the data room.

**SITE ACCESS**

The site has the benefit of access directly from The Common which is subject to improvement works as set out below.

Condition 6 of the Decision Notice (ref: DMPA/2025/0355) states the development shall not be occupied until the access improvements required by condition 6 of planning permission reference: 9/2018/0405 have been completed being the existing access to The Common shall be modified in accordance with Block Plan 9\_2018\_0405. Details of the existing planning permission are made available via the data room.

The site access will remain in the ownership of the Vendor and the works set out above will be the responsibility of the Purchaser. A Management Company will be established with all parties contributing towards the upkeep of the access drive.

**PROFESSIONAL REPORTS**

The Vendor commissioned a number of reports in support of the planning application. A copy of all reports are available to view within the data room, however in summary these include (but are not limited to):

- Building Condition Survey – David Granger Architectural Design Ltd
- Planning Statement – JJ M Planning
- Measured Building Survey – David Granger Architectural Design Ltd

**RESTRICTIVE COVENANT**

The Vendor’s will retain a restrictive covenant limiting the number of dwellings on site to no more than 6 in total. Setting the limit at 6 allows the Purchaser some freedom to revise the planning approval in the future should they wish to.

**VAT**

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

**RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The site will be sold subject to, and with the benefit of all existing wayleaves, easements, covenants and rights of way associated with the property whether detailed in this brochure or not.

**PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES**

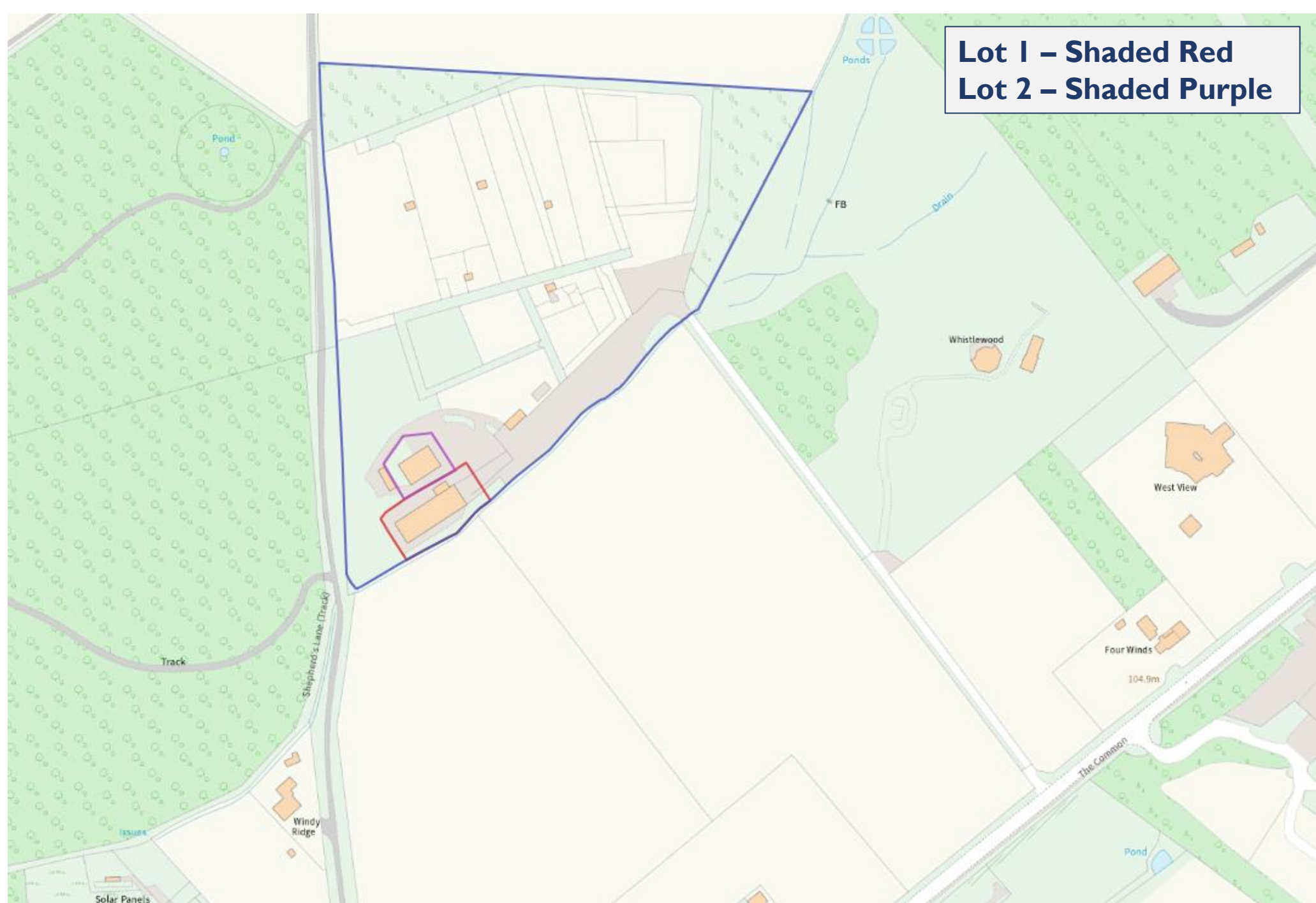
The plans are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

**OVERAGE**

The Vendor invites bidders to indicate their tolerance to Overage as part of any offer made The offer pro forma contains a suitable section to allow bidders to explain their position Overage is not a requirement of any bids made but can be offered to compliment the headline price.



**Lot 1 – Shaded Red**  
**Lot 2 – Shaded Purple**



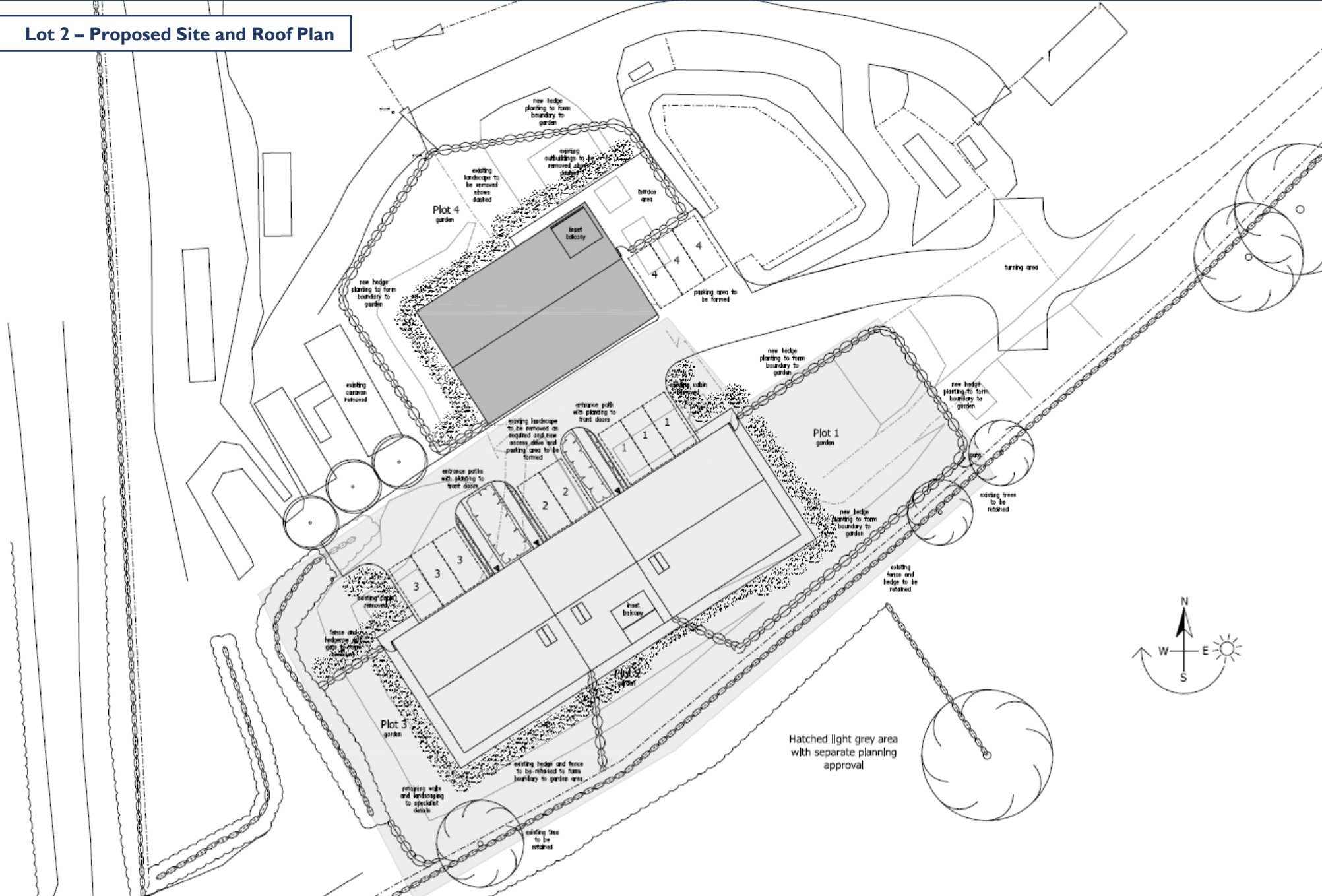
**Lot 1 - Approved Layout**

The site plan illustrates the approved layout for Lot 1. The central building is shown with a pink roof and a front balcony. The surrounding area is divided into three garden plots: Plot 1 (top right), Plot 2 (middle left), and Plot 3 (bottom left). A red line delineates the new boundary of the lot. Key features and annotations include:

- Removals:** Existing fence, existing hedge, existing trees, existing landscaping, existing access drive, existing parking area, existing gate, existing wall and landscaping to adjacent ditch, existing trees to be retained.
- New Features:** New hedge, new boundary, new access drive, new parking area, new gate, new trees to be retained.
- Other Annotations:** Existing trees to be removed, existing trees to be retained, existing trees to be removed, existing trees to be retained, existing trees to be removed, existing trees to be retained.

A north arrow is located in the bottom right corner of the plan.

### Lot 2 – Proposed Site and Roof Plan





## DATA ROOM

A website dedicated to the sale can be found via the Link below: [Melbourne Animal Farm](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

## VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. Neither the Vendor nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

## METHOD OF SALE

The site is offered for sale as a whole or in Lots by way of Private Treaty. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above.

## BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

## LAND REGISTRY

The site is registered freehold title absolute under part Land Registry title DY313224. A copy of the title plan and register are available within the data room.

## TENURE

The site is offered for sale freehold with vacant possession to be made available upon completion.

## IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued January 2026.

