

RESIDENTIAL DEVELOPMENT SITE
SENIOR CITIZEN CENTRE, CHURCH STREET, MELBOURNE, **FOR SALE**
DE73 8EJ



INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated in the highly sought-after market town of Melbourne.

The development is positioned on the edge of the National Forest, and 8 miles south of Derby, the development is located in the heart of the town benefitting from a range of local amenities including more than 60 restaurants and shops on offer locally.

An extraordinary development opportunity which benefits from Full Planning Permission for the demolition of existing building and the erection of **five new dwellings** with associated amenity space and car parking.

The site extends in all to **0.41 Acres (0.17 Ha)** or thereabouts.

The site is being offered for sale as a whole by Informal Tender. The deadline for submission of tenders is by **12 noon on Thursday 30th May 2024**. 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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View looking North-West



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.

The site is situated in close proximity to Melbourne Hall Estate which 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.

The site is situated off Church Street and was formerly used as the Melbourne Senior Citizens Community Centre. Although a relatively small town, Melbourne has a population of just under 5,000 people.

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 extends to 0.41 acres (0.17 ha) as shown edged red on the Site Plan within the brochure and comprises a single storey timber frame building which is to be demolished to pave the way for the proposed residential development.

The Site benefits from Full Planning Permission granted by South Derbyshire District Council on 6th March 2024.

The approved application reference is DMPA/2023/1259 and allows for “the demolition existing building and the erection of five new dwellings with associated amenity space and car parking at Melbourne Community Centre, Church Street, Melbourne, Derby, DE73 8EJ”.

The Vendor has instructed an archaeological consultant to commission the WSI and magnetic surveys in order to discharge condition 5 of the Decision Notice. Once the application has been submitted it will be made available via the data room.

View looking South



The Vendor submitted a separate planning application with a different layout to the approved application. The application is for “demolition of existing building and development of five new dwellings with associated amenity space and car parking” (application reference DMPA/2023/0673) which was refused by South Derbyshire District Council on 21st August 2023.

The Vendor has submitted an appeal in respect of application reference DMPA/2023/0673 under appeal reference 3332913 which is awaiting determination.

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

SITE ACCESS

The site has the benefit of access directly from Church Street and in accordance with Condition 11 the development shall not be occupied until the visibility splays are provided.

ACCOMMODATION SCHEDULE

The floor areas of the dwellings shown on the approved plans total **6,852 sqft** of floorspace (approx. on GIA basis, excluding garaging) are as detailed on the approved layout.

	Total GIA (sqm)	Total GIA (sqft)
Plot 1	125.7	1,353
Plot 2	127	1,367
Plot 3	127	1,367
Plot 4	99	1,065
Plot 5	158	1,700
Total	636.7	6,852

GROUND INVESTIGATION

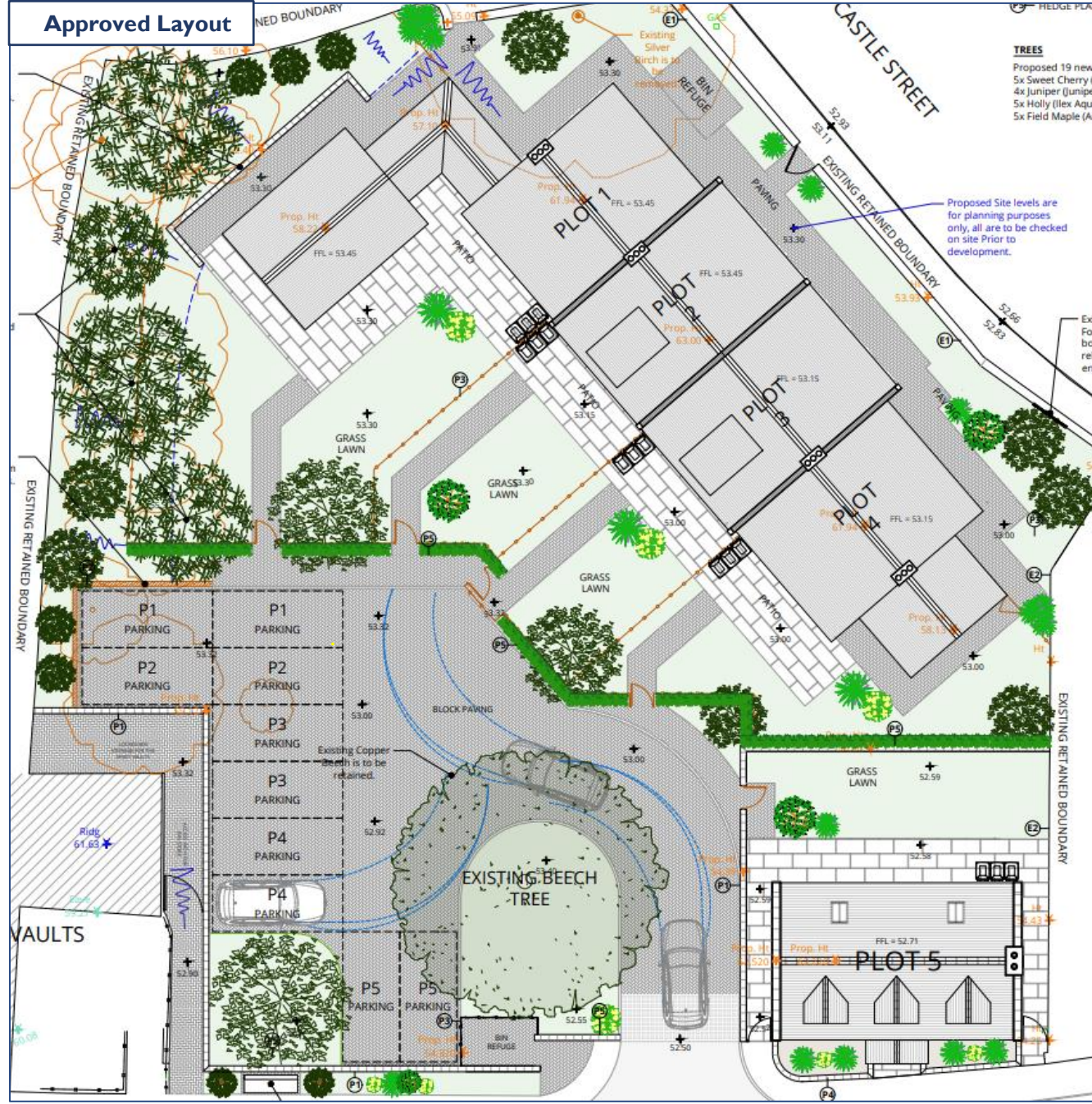
The Vendor obtained a detailed Phase I & II Geo-Environmental Assessment Report provided by Edra Associates Ltd.

A copy of the reports produced by Edra Associates Ltd will be made available as part of the data room once available. The reports will be novated by way of letter of reliance through the purchaser upon completion for a sum of £200 + VAT, which is to be payable by the purchaser.

ASBESTOS SURVEY

The Vendor has obtained a Targeted Asbestos Refurbishment and Demolition Survey in respect of the former Senior Citizen Centre which is to be demolished to pave way for development.

A copy of the report produced by Survey Hub will be made available as part of the data room once available. The report will be novated by way of letter of reliance through the purchaser upon completion.



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):

- Archaeological Evaluation – ULAS
- Heritage Statement – TUK Architecture
- Arboricultural Assessment – The Tree and Woodland Company
- Noise Impact Assessment – Noise Air
- Planning Statement – TUK Rural
- Design and Access Statement – TUK Rural

OVERAGE

Bidders are encouraged to indicate their tolerance to Overage within their bid for the site where this improves the overall offer. The Vendor's wish to see some form of protection within the contract relating to any additional private dwellings beyond the 5 currently consented or GDV Overage.

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.

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.

View looking East



View looking North-West



Ariel View



DATA ROOM

A website dedicated to the sale can be found via the Link below: [Church Street, Melbourne](#)

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 by Informal Tender. 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.

Offers are invited from interested parties by **12 noon on Thursday 30th May 2024.**

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 DY407231. 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 April 2024.

