



Derby Road, Melbourne

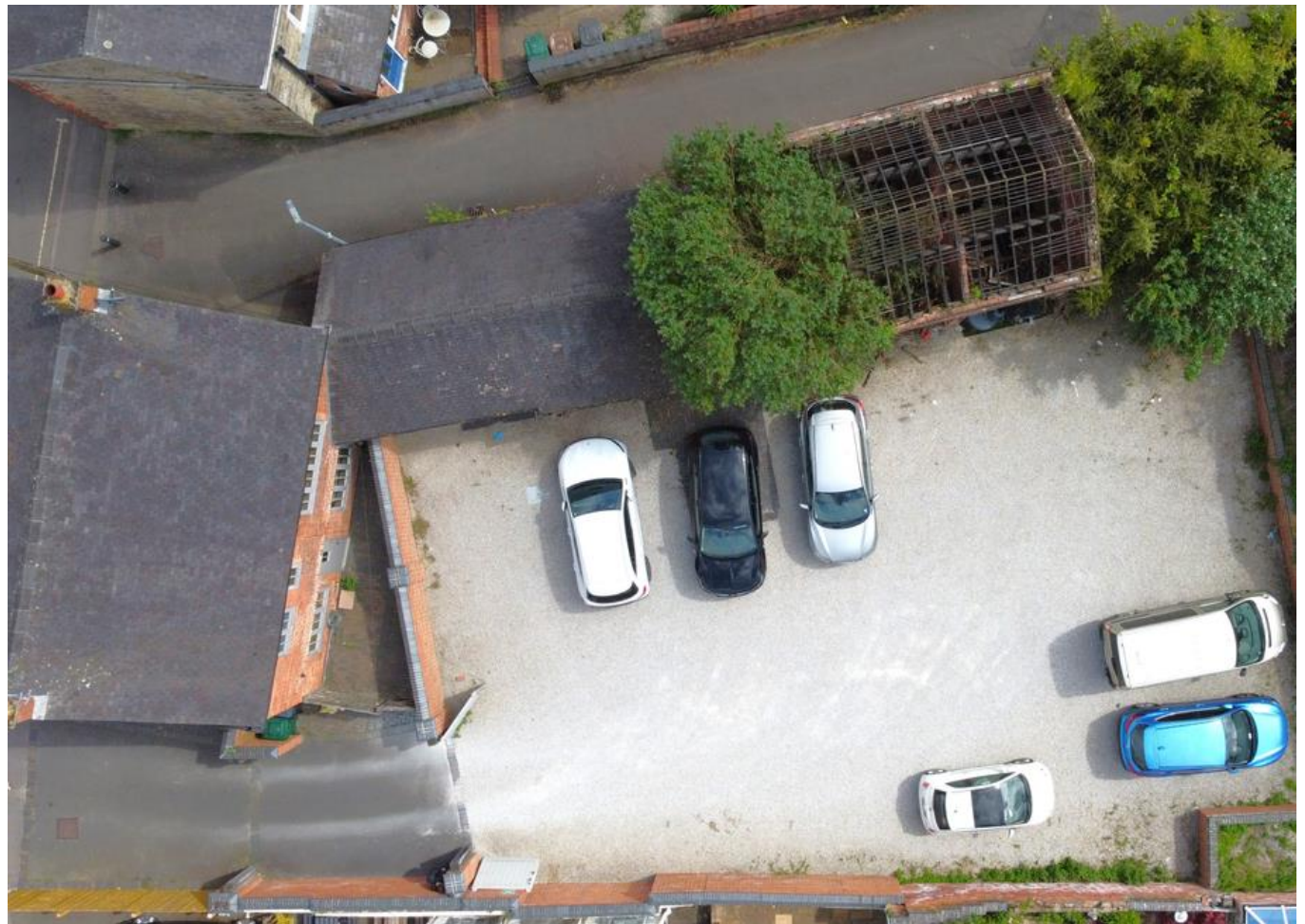
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Offers in excess of £550,000



Key Features

- Investment Opportunity + Development
- Two Well Appointed Apartments - Ready to Move Straight In
- Approved Planning - Barn Conversion
- Five Bedroom Modern Conversion
- Two Reception Areas + Open Plan Living Kitchen
- Gated Courtyard Driveway
- EPC rating U





Sold as an investment and development opportunity, this property is sure to catch the eye of landlords and developers alike. With two stylish apartments ready to move straight into, this is a rare chance to purchase a job lot development in a sought-after location within the renowned Derbyshire Village.

Calling all landlords and developers, this select development offers the perfect opportunity to expand your portfolio. The stylish apartments not only provide a comfortable living space, but also promise an approximate 7% rental yield, making this an attractive proposition for any investor.

To the rear is a gated courtyard with approved planning to convert and build a luxury five bedroom family home which offers two good size reception rooms, a modern open plan living kitchen along with five bedrooms and multiple bathrooms. This build offers garaging and secure gated parking.

Inside, both apartments boast a generous number of bedrooms, providing ample space for tenants or residents. The well-designed kitchen areas are perfect for those who enjoy cooking and entertaining.

Outside, this property offers a charming courtyard garden, providing a tranquil space to relax and unwind.

Situated in a sought-after location within the renowned Derbyshire Village, residents will have easy access to a range of amenities, including shops, restaurants, and transport

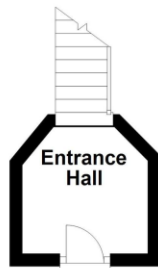
links. With approved planning to convert and extend an existing barn, this property presents an exciting opportunity for further development.

Don't miss out on this unique investment and development opportunity. Get in touch with our team today to secure your private viewing and explore the potential of this incredible property.

The charming town of Melbourne, with its picturesque landscape, winding cobbled streets and traditional buildings, it is the perfect place to enjoy a tranquil, relaxed lifestyle. The area is home to a range of independent shops, cafes, pubs and restaurants, as well as a selection of larger stores. There is a wide range of leisure activities available in the area, including walking and cycling routes, golf courses and fishing spots. The property also benefits from excellent transport links with easy access to the M1 motorway and mainline train stations including East Midlands Parkway, making it ideal for commuters. There is also a great selection of both primary and secondary schools located in the area so families can be sure that their children are receiving an excellent education. The area is also home to some fantastic attractions such as Melbourne Hall, Staunton Harold Hall and Calke Abbey, there's something for everyone!

Floorplan

Ground Floor Entrance



First Floor Apartment



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