



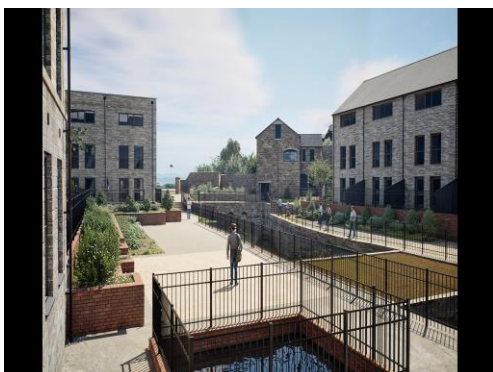
Milford Mills
Milford Belper



Milford Mills

Milford Belper DE56 0QW

for sale
£260,000



Property Description

Milford Mills is an outstanding collection of eco-focused new homes in the historic and picturesque north Derbyshire village of Milford. The bespoke development is being hand-crafted by Wavensmere Homes' award-winning team of regeneration specialists.

Accessed off Derby Road (A6) in the centre of the village, the redevelopment of this historic mill site will feature 42 two- and three-bedroom houses and 27 one- and two-bedroom apartments, overlooking the River Derwent and Mill Lade. The 69 exclusive homes will be complemented by 1.5-acres of public open space and the recent restoration of the Grade II listed Dye House into new commercial space.

Milford is a highly sought-after small village with an active community, located close to The Pennines and Peak District National Park. Home to a variety of pubs, schooling, a local park and a village hall, this stunning location offers an idyllic country lifestyle with easy access to nearby towns, cities and attractions.

Duffield is a mile away, offering Bradman's Wine Cellar, a hairdressers, butchers, pharmacy, mini supermarket, and schooling. The renowned market town of Belper is under two miles away. A recent national winner of the Great British High Street Awards, Belper has an array of town centre amenities and dining options, independent retail, popular chain stores, supermarkets, and a selection of highly regarded schools.

Please call Burchell Edwards in Belper for more information on the site and availability.

Wavensmere Homes

Wavensmere Homes is a unique, multi-award-winning housebuilder with a passion for authenticity. Established in 2015, the Birmingham-headquartered firm specialises in challenging regeneration projects, specifically targeting large, complex sites with unique history and character.

Wavensmere's rich expertise in traditional craftsmanship ensures the team understands

the importance of detail and quality, with historic assets restored to their former glory.

The company was crowned Housebuilder of the Year at the 2024 Insider Midlands Residential Awards and retained the Residential Developer of the Year award at the 2024 Insider East Midlands Property Dinner.

Milford Mills

Milford's historical importance is reflected by its UNESCO World Heritage status. Dating back to 1780, Milford Mills is a former cotton mill which housed some of the world's first mechanised industrial spinning factories. This unique redevelopment project will see the retention of numerous historic features from the former cotton mill, including the Mill Lade that now feeds a hydroelectric power plant downstream, the wheel pit and tail race that historically connected the mill to the River Derwent, along with the repair of all original stone boundary walls.

Milford's popular local amenities include the Elephant & Peacock bar and restaurant, the Palfrey specialising in cocktails and Sunday roasts, the traditional King William pub, Strutt Arms Hotel, an award-winning pre-school and primary school, places of worship, a play area, and an array of scenic countryside walks and cycle ways.

The neighbouring village of Makeney is home to the historic Makeney Hall Hotel and the Holly Bush Inn, which was frequented by highwayman Dick Turpin during the 18th Century. Boasting open fires, homecooked food and real ales, it is the Amber Valley CAMRA Pub of the Year.

Continued

There are train stations at both Duffield and Belper offering frequent services across the region and beyond. Derby city centre is only 6.5 miles away via the A6, which is the main road into Milford. Nottingham is a 40 minute drive, while the journey to Sheffield - via the M1 - takes under an hour.

Milford Mills is the perfect base to explore the Derwent Valley, the southern foothills of The Pennines, and the wide range of attractions in and around Derbyshire and the Peak District.

A short drive to the 18th Century Kedleston Hall takes you to one of the National Trust's most popular regional destinations. Duffield Castle and the Millennium Meadow are also close by and great for exploring. For those with a competitive streak, Chevin Golf Club is popular with locals.

Derby is only a 15-minute car journey from Milford, or seven-minutes by train. Shortlisted as UK City of Culture 2025, the wealth of cultural and entertainment venues are complemented by dining and drinking establishments to suit every palate and budget. The Derby Museum & Art Gallery, located on the Strand, is home to a varied range of internationally significant collections, whilst the Museum of Making at The Silk Mill showcases the city's rich industrial heritage.

Rated the "best place in the world to drink real ale" by travel gurus Lonely Planet, recent additions to the city's rich tapestry include; the highly-acclaimed Pepperpot restaurant and bar at the Nightingale Quarter (a Wavensmere Homes' development), the nature-inspired Electric Daisy venue, a new Market Hall destination and 3,500 capacity venue at Becketwell - both opening in 2025.







To view this property please contact Burchell Edwards on

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EPC Rating: Exempt

Tenure: Freehold

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Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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