



## Melbourne View Hotel Ramsley Fields, Station Road, Melbourne, Derby, DE73 8BR

**£1,750,000**



LAND/DEVELOPMENT OPPORTUNITY

FOR SALE - Valuable Residential Development Opportunity (STP) within Well Established Hotel/Wedding Venue

3.3 acre site with planning consent granted for a high end residential scheme (DMPA/2024/1202).

Scheme includes 6 apartments, a 3-bed detached house and a 4-bed barn conversion plus existing 3-bed residential dwelling.

Located within 1 mile of Melbourne and within close proximity to the popular Donington Park circuit and East Midlands Airport.



## LOCATION

The subject property is situated within a semi-rural location on the edge of the highly sought after village of Melbourne and has operated as the Melbourne View Hotel for some time. The property boasts panoramic views of the South Derbyshire countryside whilst benefiting from easy access to the popular Donington Park circuit and East Midlands Airport.

## DESCRIPTION

This is a rare opportunity to acquire a substantial potential development site located within a highly sought after location with planning consent for a comprehensive residential conversion for 8 dwellings:

Hotel Conversion (Existing Structure):

- 3 x two-bedroom apartments (Ground Floor).
- 2 x one-bedroom apartments and 1x studio apartment (First Floor).

Wedding Venue (Existing Structure):

- 1 x bespoke, detached three-bedroom dwelling.

Barn (Existing Structure):

- 1 x bespoke, detached four-bedroom barn conversion including approximately 1.7 acres of land/garden.

Adjacent Residential Dwelling (Existing Structure):

- 1 x semi-detached three-bedroom house.

The hotel itself currently features 13 individually styled en-suite bedrooms, a spacious reception area, multiple function rooms including a popular wedding venue space, licensed bar, dining areas and professionally commercial equipped kitchens.

Although the site is being marketed primarily for its residential conversion potential, the existing buildings and infrastructure also lend themselves to the Continuation as a hospitality/events venue, subject to the necessary consents.

Offers for the hotel element on a standalone basis will also be considered.

## ACCOMMODATION

Having taken into consideration the site boundaries, the land and existing buildings for sale extends to approximately 3.3 acres (1.34 hectares).

## PLANNING

The planning application is referenced DMPA/2024/1202 on the South Derbyshire District Council Planning Portal.

A comprehensive information pack is available upon request from the Agent.

## SERVICES

It is understood that all mains services are available to the site with the inclusion of a shared septic waste tank.

## BUSINESS RATES

The Melbourne View Hotel is currently listed on the valuation office website as having a rateable value of £10,250.

We understand that business rates relief may apply, however we strongly advise all interested parties make their own enquiries with the local billing authority.

## TENURE

The site is available to purchase freehold and with vacant possession.

## PRICE

Offers for the freehold are invited at £1,750,000 (which includes the hotel and adjoining residential dwelling).

An option to purchase the development excluding the residential property at £1,300,000 will be considered.

## ENERGY PERFORMANCE

Hotel: C(62)

Barn: C(65)

Ceremony Building: B(32)

## VAT

It is our understanding that VAT is not applicable upon the purchase of this property.

All figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party are to bear their own legal costs in connection with this transaction.

## VIDEO LINK

<https://youtu.be/Ywx2jrCMINK>

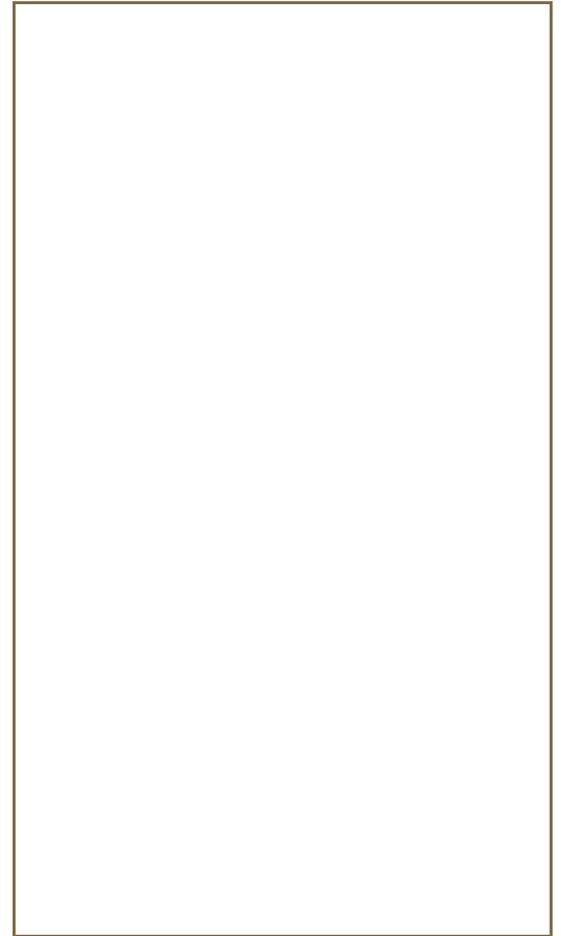
## VIEWING

Strictly via appointment with sole agent - BB&J Commercial 01332 292825.

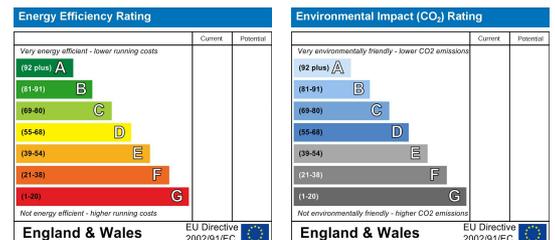
## Area Map



## Floor Plans



## Energy Efficiency Graph



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