



MELBOURNE
Sales & Lets

Woodville Road, Swadlincote, DE11 7ET
£600,000

Formerly operating as a well-regarded restaurant, The Bulls Head occupies a prominent position in the desirable village of Hartshorne and presents an exciting proposition for investors, hospitality operators, developers and those seeking a lifestyle business with significant income potential.

The ground floor comprises the former restaurant premises, offering spacious dining areas, commercial kitchen facilities and ancillary accommodation, providing the ideal foundation for reopening as a restaurant, gastro pub, café or boutique hospitality venue (subject to any necessary consents).

To the first floor are four beautifully proportioned double guest bedrooms, each benefiting from its own private en-suite bathroom, perfectly suited for continued use as boutique guest accommodation, Airbnb or serviced rooms, creating an excellent additional revenue stream.

Occupying the second floor is a generous self-contained three-bedroom owner's apartment, comprising a spacious lounge, breakfast kitchen, three well-sized bedrooms and a family bathroom. This private accommodation allows an owner or manager to live comfortably on site while operating the business below, or alternatively provides further letting potential.

Externally, the property benefits from a substantial customer car park providing ample off-road parking together with an attractive outdoor seating area, ideal for al fresco dining and social gatherings.

Adding even greater appeal, the property also benefits from approved planning permission for the construction of two semi-detached dwellings, significantly enhancing the investment opportunity. The approved scheme comprises:

- One three-bedroom family home.
- One five-bedroom family home.
- Private enclosed rear gardens.
- Generous off-road parking for both properties.

This consent opens the door to immediate development potential, allowing purchasers to create substantial additional value while retaining or repurposing the existing building.

Whether your vision is to revive a thriving hospitality business, establish a boutique guest house, create multiple income streams through holiday accommodation, or capitalise on the approved residential development, The Bulls Head offers a unique opportunity seldom available to the open market.

Key Features

- Grade II Listed former restaurant.
- Prominent village location.
- Four en-suite double guest letting rooms.
- Spacious three-bedroom self-contained owner's apartment.
- Commercial kitchen and restaurant accommodation.
- Large customer car park with ample off-road parking.
- Attractive outdoor seating area.
- Planning permission approved for two semi-detached houses (one three-bedroom and one five-bedroom).
- Excellent lifestyle business and investment opportunity.
- Multiple potential income streams.
- Significant development potential.

Offered with vacant possession (if applicable).

Viewing is highly recommended to fully appreciate the scale, versatility and exceptional opportunities this unique property presents. Opportunities combining an established commercial premises, residential accommodation and approved development land are exceptionally rare, making The Bulls Head a truly compelling proposition for owner-occupiers, investors and developers alike.

Planning Application Number
<https://planning.southderbyshire.gov.uk/> - DMPA/2026/0242

Tenure
Freehold

Council Tax Band
South Derbyshire Council

Current Rateable Value (1 April 2026 to present) - £10,000

Council Tax Band : Three Bed Flat To Third Floor - A

Viewings
Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services
Mains water, Calor gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations
If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

Fixtures, Fittings & Appliances
The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business
Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

