



**MELBOURNE**  
Sales & Lets

**Cockshut Lane, Derby, DE73 8DG**  
**£1,600,000**

The Roundlet, Cockshut Lane, Melbourne, is a truly exceptional property offering an elevated first-floor aspect with breathtaking panoramic views across Robin Wood and stretching far into the rolling landscapes of the Derbyshire Dales and the wider Peak District. From its privileged position, the outlook is both expansive and ever-changing, with distant horizons that capture the natural beauty of the surrounding countryside. The setting is uniquely distinctive, affording views across three counties—Derbyshire, Nottinghamshire, and Leicestershire—creating a rare sense of openness and geographic reach. This is a home where the scenery becomes part of everyday living, with far-reaching rural vistas providing a constant backdrop of tranquillity, space, and understated grandeur.

In total, the property offers over 3,300 sq. ft. of internal accommodation, combining modern comforts with a wealth of original character features, all set within extensive and beautifully maintained grounds.

Opportunities of this calibre are exceptionally rare. Interested parties are strongly encouraged to contact us at the earliest opportunity to arrange a private viewing of this truly unique countryside home.

Wayleave

A wayleave is a legal agreement that allows a utility company (like an electricity provider) to install, keep, and access equipment on someone else’s land.

In simple terms: it’s permission to “cross or use your land” for infrastructure.

How it relates to electricity

If a neighbouring property gets its electricity supply via cables that:

- run over your land,
- go through your garden/driveway,
- or are attached to your building,

then the electricity network operator may need a wayleave agreement with you.

This allows them to:

- Install overhead lines or underground cables
- Maintain and repair them
- Access the equipment when needed
- Key point

A wayleave is usually:

- Voluntary and personal to the landowner
- Can typically be ended with notice (often 3–12 months depending on the agreement)

This is different from an easement, which is more permanent and usually tied to the land itself (so it stays even if ownership changes).

Do you get paid?

Often yes. You may receive:

- A small annual payment (compensation for use of your land)
- Sometimes a one-off payment depending on the situation

The amount is usually modest.

Location & Amenities

Situated within the highly sought-after South Derbyshire village of Melbourne, The Roundlet enjoys a truly enviable rural position while remaining exceptionally well connected for modern living. Melbourne is a thriving and picturesque village, well regarded for its strong sense of community and excellent range of local amenities, including independent shops, traditional pubs, cafés, a supermarket, post office, pharmacy, and well-regarded schooling.

The village also benefits from regular public transport links to surrounding towns and cities, while East Midlands Airport is located just a short drive away, providing convenient access for both domestic and international travel. Further amenities, retail parks, and leisure facilities can be found in nearby Derby, with excellent road links via the A50, A42, and M1 placing Nottingham, Leicester, and Birmingham within comfortable commuting distance. Despite its accessibility, the property retains a peaceful, countryside feel, surrounded by open fields and scenic walks, making it an ideal balance of rural living with everyday convenience.

Tenure

Freehold

Council Tax Band

South Derbyshire Council

Council Tax Band : E

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, 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.

