



**VALUABLE RESIDENTIAL DEVELOPMENT OPPORTUNITY
(STP) WITHIN WELL ESTABLISHED HOTEL/WEDDING VENUE**





Summary

- 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 a 3-bed existing residential dwelling.
- Located within 1 mile of Melbourne and within close proximity to the popular Donington Park circuit and East Midlands Airport.
- Existing hotel features 13 en-suite bedrooms, spacious reception area, multiple function rooms (including ceremony room, fully fitted commercial kitchen and a licenced bar and dining area).
- Site area totals 3.3 acres (1.34 hectares).

Proposal

We are instructed to seek offers at **£1,750,000** subject to contract and exclusive of VAT.

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

Contact the Agents

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Location

The subject property occupies a prominent semi-rural position on the edge of the highly sought-after village of Melbourne and has operated for a number of years as the well-established Melbourne View Hotel.

The location provides an attractive trading environment, combining a destination setting with strong surrounding demand drivers.

The property benefits from an elevated position with extensive panoramic views across the South Derbyshire countryside, creating a distinctive offering within the local hospitality market and enhancing its appeal to both leisure and event-based trade.

Despite its rural outlook, the hotel is strategically located with excellent connectivity, being within easy reach of the A50, A42 and M1 motorway networks.

The property lies a short distance from the internationally recognised Donington Park Circuit, which hosts regular national and international events including the annual Download Festival, a major music event attracting tens of thousands of visitors each year.

East Midlands Airport is also nearby, generating consistent demand from business travellers, airline personnel and overnight stay guests.

Overall, the property offers a combination of countryside setting and strong commercial positioning, supporting a broad customer base and established trading potential.



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.







Further Information

Tenure

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

EPC

The property has the following EPC ratings:

Hotel: C(62)

Barn: C(65)

Ceremony Building: B(32)

VAT

We understand the property is not elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs connected with this transaction.

Services

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

Data Room

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

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.



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Contact

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