

RESIDENTIAL DEVELOPMENT SITE
CHAPEL STREET, MELBOURNE, DERBYSHIRE. DE73 8EH

FOR SALE



INTRODUCTION

Mather Jamie are delighted to bring to the market a development site situated in the highly sought-after market town of Melbourne.

The development is positioned on the edge of the National Forest, and 8 miles south of Derby, the development is located in the heart of the town benefitting from a range of local amenities including more than 60 restaurants and shops on offer locally.

An extraordinary development opportunity which benefits from Full Planning Permission for the demolition of existing industrial and office buildings and the erection of **7 dwellings with garages**.

The site extends in all to **0.59 Acres (0.24 Ha)** or thereabouts.

The site is being offered for sale as a whole by Informal Tender. The deadline for submission of tenders is by **12 noon on Thursday 25th July 2024**. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

Further information is available via the sole selling agent, Mather Jamie.



Sole Agents



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LOCATION

Situated in South Derbyshire and positioned at the edge of the National Forest, in one of the most sought after market towns in the Midlands. Melbourne benefits from more than 60 local restaurants and shops, two schools, and intriguing heritage sites, many of which are within walking distance of the development. The site is situated off Chapel Street and was formerly used as office accommodation and industrial buildings. Although a relatively small town, Melbourne has a population of just under 5,000 people.

Melbourne has several attractions such as Staunton Harold Reservoir, Melbourne Parish Church, and Melbourne Hall (to name a few) all providing fantastic weekend pastimes. More than this, it benefits from excellent travel links providing easy and affordable access to the locations set out below. Distances (by road) to some significant local destinations are as follows (most direct route, source: Google Maps 2024):

East Midlands Airport	9 mins	(4.5 miles)
Ashby de la Zouch	15 mins	(7.2 miles)
Derby	22 mins	(11.7 miles)
Loughborough	30 mins	(13.1 miles)
East Midlands Parkway	20 mins	(13.2 miles)

East Midlands Parkway provides convenient access to Nottingham and Leicester and the wider rail network, including London Kings Cross in around 1 hour 22 minutes.



THE DEVELOPMENT

The site extends to 0.59 acres (0.24 ha) as shown edged red on the Sale Plan within the brochure and comprised a two-storey office block and several industrial units which have been demolished. The Site has been cleared of all existing buildings to pave the way for the proposed residential development.

The Site benefits from Full Planning Permission granted by South Derbyshire District Council on 8th April 2022.

The application reference is DMPA/2020/0533 and allows for “Demolition of existing industrial and office buildings (including Relevant Demolition Consent) and the erection of 7 dwellings, garaging and associated development, the provision of a GRP substation, pedestrian access to the adjacent public footpath and alterations to the adjacent boundary wall at Seymour House and Kendricks Mills, Chapel Street, Melbourne, Derby, DE73 8EH”.

A full suite of documents which were submitted as part of the planning application, are available to download via the data room.

ACCOMMODATION SCHEDULE

The floor areas of the dwellings shown on the approved plans total **10,400 sqft** of floorspace (approx. on GIA basis, excluding garaging) are as detailed on the approved layout.



GROUND INVESTIGATION

The Vendor obtained a detailed Phase I & II Geo-Environmental Assessment Report provided by Ivy House.

A copy of the reports produced by Ivy House is made available as part of the data room. The reports will be novated by way of letter of reliance through the purchaser upon completion for a sum of £250 + VAT, which is to be payable by the purchaser.

SEVERN TRENT WATER (STW)

STW have completed works relating to a sewer pipe running under the site. A build over agreement is in the process of being agreed by STW and the landowner. A copy of the agreement once approved will be made available to view via the data room.

DRAINAGE

The STW pipe prevents the crate attenuation system from being constructed that was originally permitted under application reference DMPA/2020/0533. The landowner has submitted a variation to the planning application (ref: DMPA/2024/0621) for an alternative surface water drainage scheme which will see an oversized-pipe system provide the attenuation on site subject to approval by SDDC. The variation application is available to view via the data room.

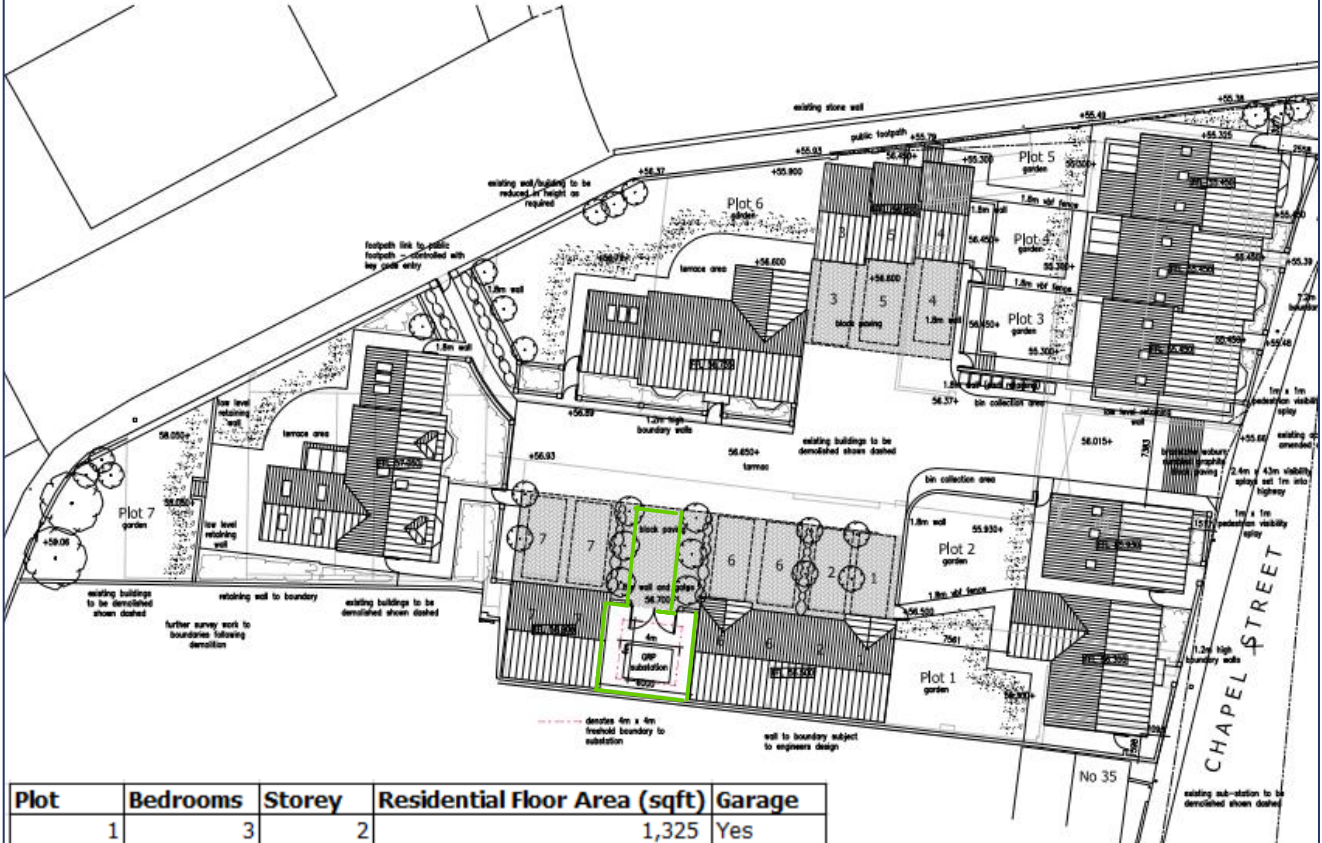
FOUNDATION SOLUTION – PLOT 7

The STW pipe is in close proximity to plot 7 requiring additional foundations to this plot. ASP have prepared a report specifying the foundation solution for plot 7. A copy of the report is made available to view via the data room.

NATIONAL GRID

There is a substation located in the south-east corner of the site where Plot 1 is proposed to be located on the Approved Layout. It has been agreed in principle with National Grid for the removal of the existing substation and a new substation to be installed. National Grid will bear the costs for the relocation of the substation and the Purchaser will be required to provide all the onsite excavations for the proposed works and the demolition of the existing substation building. National Grid will benefit from a legal easement for access and repairs overlaid shown right edged green on the Approved Layout Plan. The potential Purchaser is to assume the proposed agreement is in place.

Approved Layout



Plot	Bedrooms	Storey	Residential Floor Area (sqft)	Garage
1	3	2	1,325	Yes
2	3	2.5	1,200	Yes
3	3	2.5	1,300	Yes
4	3	2.5	1,400	Yes
5	3	2.5	1,400	Yes
6	4	2	1,625	Yes
7	4	2.5	2,150	Yes
		Total	10,400	

Source: Drawing Number – 19.3750.48

UTILITIES

A utilities search has been provided by Landmark Services and a copy of the responses received are available to download as part of the technical information pack. The report includes existing utilities plans.

PROFESSIONAL REPORTS

The Vendor has commissioned a number of reports in support of the planning application. A copy of all reports are available to view within the data room, however in summary these include (but are not limited to):

- Archaeological Evaluation - ULAS
- Ecological Assessment – BJ Collins
- Drainage Assessment – Michael Evans & Associates
- Transport Statement - ADC Infrastructure
- Design and Access Statement – GHM Planning Ltd
- Topographical Survey – David Granger Architectural Design

The Vendors has commissioned an updated topographical survey and CCTV drainage survey which will be made available on the data room once issued.

OVERAGE

Bidders are encouraged to indicate their tolerance to Overage within their bid for the site where this improves the overall offer. The Vendor's wish to see some form of protection within the contract relating to any additional private dwellings beyond the 7 currently consented or GDV Overage.

VAT

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES

The plans are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

DEMOLITION & SITE CLEARANCE

The office accommodation and industrial buildings have been demolished and the site is cleared as shown in brochure imagery. Copies of all demolition consents, waste transfer notices etc... can be provided upon request.

View looking West



View looking North-West



Ariel View



DATA ROOM

A website dedicated to the sale can be found via the Link below: [Chapel Street, Melbourne](#)

Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. The gate is locked however access is available upon request. Neither the Vendor nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is offered for sale as a whole by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above.

Offers are invited from interested parties by **12 noon on Thursday 25th July 2024.**

BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

LAND REGISTRY

The site is registered freehold title absolute under Land Registry title(s) DY89303 and DY232377. A copy of the title plan and register are available within the data room.

TENURE

The site is offered for sale freehold with vacant possession to be made available upon completion.

IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-
These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.
The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued June 2024.

