



**PRIME RESIDENTIAL DEVELOPMENT SITE LOCATED
WITHIN AN AFFLUENT AREA**





Summary

- Comprising a level rectangular plot of land extending to approximately 0.77 acres.
- Located within 3 miles of Derby City Centre and situated close by to Kedleston Hall.
- Affluent residential area adjacent to the ongoing Miler Homes Kedleston Grange site.
- A comprehensive information pack is available upon request from the agents.
- The opportunity is ideally suited to a small-scale developer or self-builder looking to deliver the approved scheme for occupation or resale.

PROPOSAL

We are instructed to seek offers at **£550,000** subject to contract and exclusive of VAT.

Contact the Agents

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Location

Brook Farm occupies a prominent corner position at the junction of Somme Road and Memorial Road, approximately three miles north of Derby city centre.

Somme Road is recognised as a highly desirable residential address, characterised by a collection of substantial, high-value homes. The area continues to benefit from ongoing investment, including the nearby Kedleston Grange development by Miller Homes on adjoining land.

The site lies on the north-western edge of Derby, where urban living meets open countryside.

It is ideally positioned close to Kedleston Hall, a renowned National Trust property, enhancing the area's appeal with accessible parkland and heritage surroundings.

Derby itself is a key commercial centre within the East Midlands, located approximately eight miles west of Junction 25 of the M1 motorway and around 40 miles north-east of Birmingham.

The city has a population of approximately 250,000 and benefits from a well-established and diverse economic base, with strong historical ties to the railway sector and advanced engineering, notably through Rolls-Royce.



Description

Brook Farm comprises a level, rectangular site extending to approximately 0.77 acres (0.31 hectares), presenting a rare opportunity for residential development in one of Derby's most desirable locations.

The site offers significant potential, with surrounding properties reflecting the area's premium market values, several of which have recently sold for around £1,000,000, demonstrating strong demand for high-quality housing.

The property benefits from dual frontage on to both Somme Road and Memorial Road, providing excellent visibility, access, and flexibility for development. Its level, regular shape makes it particularly well-suited to a range of infill development options, whether for a single luxury dwelling or a small cluster of homes, subject to planning consent.

Given its location, size, and the strength of the local housing market, Brook Farm is anticipated to attract strong interest from residential developers, both on an unconditional basis and subject to planning. Its combination of accessibility, development potential, and premium surroundings positions the site as a prime opportunity capable of delivering substantial value.





Further Information

Tenure

The site is sold freehold subject to all existing rights of way, easements and legal restrictions.

VAT

We understand the site is not elected for VAT purposes.

Legal Costs

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

Planning

No formal planning enquiries have been submitted with the site lying within the jurisdiction of Amber Valley Borough Council (Town Hall, Ripley, Derbyshire, DE5 3BT; development@ambervalley.gov.uk).

Illustrative plans and boundaries are provided for guidance only and are believed to be accurate, though not guaranteed.

Data Room

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



Aerial Drone Footage

[Click here](#) to access our panoramic aerial footage

Contact

For further information or to arrange an internal inspection, please contact:

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