

FOR SALE | £300,000 Offers over

Characterful residential conversion opportunity



The Old Brewery, Duffield Road, Little Eaton, Derbyshire,  
DE21 5DS

4,922 Sq Ft | 457.25 Sq M



DAVID BROWN

COMMERCIAL



## Location

Little Eaton is a popular uncongested village situated a few miles north of Derby City Centre close to the A38 at the Little Chef Island. Accessibility is very good, with the A38 providing a fast transport connection to the M1 at Junction 28 to the north, and the City of Derby to the south.

## Description

The property comprises a Grade II listed late 1700s twin bay former brewery premises of stone elevations beneath a pitched tiled roof with frontage to Duffield Road.

The property benefits from high vaulted ceilings with oak beams, an original timber loading door, glazed windows, lighting and sand blasted brick and stone internal walls.

The proposed three bedroom maisonettes will have a main entrance from Duffield Road, a boot room, lounge, kitchen, dining room, WC and utility to the ground floor; and three en-suite bedrooms to the first floor. Plans are available from the agents upon request.

Externally the property benefits from car parking.

## Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
North Barn	2,038	189.33
South Barn	2,625	243.86
<b>TOTAL</b>	<b>4,922</b>	<b>457.25</b>

## Tenure

Freehold.

## Services

All mains services are connected.

## Planning

Grade II listed former brewery previously used for offices and storage. The property has planning permission and listed building consent for the creation of two no. maisonettes from Erewash Borough Council (ERE/0625/0005 and ERE/0625/0006).

## VAT

Not applicable.

## Business Rates

The rateable value is £9,600 from 1st April 2026. The property is listed so no empty rates are payable.

## EPC

'C-65' valid until 11th January 2032.

## Legal Costs

Each party is to be responsible for their own legal costs in the transaction.

## Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

## Additional Information

### Price

£300,000 Offers over

### Viewing

Viewing is strictly by prior appointment please contact Michael Green for further information.

**Michael Green**

01332 200 232

[mgreen@davidbrownproperty.com](mailto:mgreen@davidbrownproperty.com)

**Jon Williams**

[jon.williams@fletcherandcompany.co.uk](mailto:jon.williams@fletcherandcompany.co.uk)

