



RARE 1.75 ACRE SITE FOR SALE IN LOUGHBOROUGH

FHP Property Consultants are delighted to bring to market the former Jackson Coachworks site, a substantial self-contained freehold opportunity extending to approx. 1.75 acres in the heart of Loughborough. Strategically positioned on Queens Road, the property benefits from a highly accessible location close to Loughborough town centre, with excellent connectivity to key arterial routes including Derby Road and the A512 leading to Junction 23 of the M1 motorway.

The secure site is fully enclosed with perimeter fencing and controlled access via a security barrier. It comprises 13 industrial/warehouse units alongside a prominent two-storey office building situated at the front of the estate. Occupying a highly visible roadside position, the property offers extensive parking and yard accommodation, with scope to further enhance these areas if required. The asset presents a flexible opportunity for a broad range of purchasers including investors, owner-occupiers and developers, with a potential for alternative uses or redevelopment, subject to the necessary planning consents.

Loughborough continues to be a strong commercial location within the East Midlands, benefitting from good transport infrastructure, including regular bus services and train station providing direct links to Nottingham, Leicester and surrounding areas. The town has a strong industrial and logistics presence, supported by a mix of regional and national occupiers and well-established business parks including Wymeswold Industrial Park and Falcon Park.

The former Jackson Coachworks site includes four modern industrial units, recently constructed and finished with green cladding, alongside a range of existing industrial buildings of varying ages and specifications. The accommodation is arranged around a one-way circulation system, providing efficient vehicle movement throughout the site. The generous yard areas offer excellent parking spaces with the potential to create additional open storage, yard or parking provision through demolition of certain buildings.

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Amy Howard, Associate Director at FHP Property Consultants, commented:

"We are really pleased to have been instructed to market the former Jackson Coachworks site on behalf of our client. The sale forms part of their wider business plans and we're looking forward to bringing the opportunity to the market and achieving a successful sale within a reasonable timeframe.

Opportunities like this don't come around very often in Loughborough. The combination of a sizeable freehold site, central location and potential for future development (STP) is likely to appeal to a wide range of buyers.

Freehold industrial sites of this scale are in short supply, particularly those offering the flexibility and scope that this property does. While there continues to be some uncertainty across the market, demand for well-located industrial and re-development opportunities remains strong. We are expecting good levels of interest and are confident we can achieve a positive result for our client."

The site is available at a guide price of £1.25million.

If you require any further information on the above, please do not hesitate to contact Amy Howard on 07887 787894 / amy.howard@fhp.co.uk.

ENDS

9 July 2026

Amy Howard