

# Beacon Road, Loughborough, LE11 2BQ

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

# Property Description

For Sale by Public Auction.

Substantial Period Villa in Prime Central Loughborough Location – Exceptional Development Opportunity

Occupying a sought-after position on one of Loughborough town centre's most popular residential streets, this substantial four-bedroom mid villa-style terraced property presents a rare opportunity to acquire an impressive period home with significant scope for enhancement and value creation.

Believed to date from 1897, the property retains a wealth of original character features synonymous with its era, including original fireplaces, decorative cornicing, ceiling roses and impressive high ceilings, all combining to provide an excellent foundation for an exceptional restoration project.

Requiring a comprehensive programme of refurbishment throughout, the accommodation is generously proportioned and briefly comprises an entrance hall, spacious lounge, separate dining room, kitchen and useful utility area with access to the rear garden. To the first floor are four well-proportioned bedrooms together with a family bathroom and separate WC . Externally, their is a front courtyard and an substantial rear garden.

The property will particularly appeal to developers, investors and experienced renovators seeking a project with considerable potential. Subject to obtaining the necessary planning consents, there may be scope to extend the existing accommodation or explore conversion into flats, offering further development opportunities. Supported by comparable evidence, it is considered that, following a high-quality refurbishment, the property has the potential to achieve a value in excess of £350,000, subject to prevailing market conditions.

Ideally situated within walking distance of Loughborough town centre, the property has easy access to an excellent range of shops, cafés, restaurants, schools, leisure facilities and transport links, further enhancing its appeal as both a redevelopment project and a future family home.





# Key Features

- For Sale by Public Auction
- Wednesday 18th November 2026 at 6pm
- Substantial four-bedroom period villa
- Requires comprehensive refurbishment
- Ideal opportunity for developers, investors and experienced renovators
- Significant development and value-add potential
- Potential post-refurbishment value in excess of £350,000, subject to market conditions
- Wealth of original period features
- Prime central Loughborough location

**Auction Guide**
**£100,000**

**Auctioneers Note**
Prospective purchasers are advised that signs of cracking and areas of damp have been observed within the property. Buyers are strongly encouraged to undertake their own due diligence and, if necessary, obtain independent professional advice or reports prior to bidding.

**Auction Details**
Sheldon Bosley Knight Land and Property Auction
Wednesday 18th November 2026 at 6:00pm
(doors open at 5:00pm)
Stratford-upon-Avon Town Hall, Sheep Street, Stratford-upon-Avon, Warwickshire, CV37 6EF

**Auction Terms**
This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.
The sale will take place on the stated auction date by way of a live stream auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.
If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

**Auction Deposit and Fees**
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:
• 10% deposit, subject to a minimum of £5,000
• Buyer's Premium of £1,500 inc. VAT
• Search pack of £336 inc. VAT
There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

**Guide Price and Reserve Price**
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.
Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.
Both the guide price and reserve price can be subject to change at any time prior to the auction.

**Plans**
Plans shown are for identification purposes only.

**Services**
The auctioneer understands that mains water, drainage, heating and electricity are connected to the property, though these services have not been tested. Buyers are advised to make their own enquiries to confirm the connected services.

**Directions**
What3Words: ///rainy.stores.heads

**Tenure and Possession**
The property and land are freehold. Vacant possession will be given upon completion, which is normally 20 working days after the auction. Please refer to the Auction Legal Pack for further details.

**Bidder Registration and Auction Legal Pack**
If you would like to register to bid, please visit: passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/
You can opt to bid online, by telephone or by proxy.
The Auction Legal Pack for the lot you are interested in can be downloaded here: auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk
All bidders must register before bidding, complete the required identity checks and be approved to bid.
Full details on how to register to bid, and a guide to buying at auction, can be found at: sbkauctions.co.uk

**Preferred Solicitors**
If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

**Legal Documents and Additional Costs**
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.
Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding. Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

**Viewings**
All viewings are by appointment only through the Auction Department.








Flymo
TURBO
COMPACT 350






Floral Magic
FEELING JAMMY
Norbord

# Floorplan




Total area: approx. 165.5 sq. metres (1781.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only. Plan produced using PlanUp.





EPC Rating - G

Tenure - Freehold

Council Tax Band - D

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

**To book a free no obligation market appraisal of your property contact your local office.**

sheldonbosleyknight.co.uk

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RICS

DISCLAIMER
*All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.*