

Freehold Opportunity

£895,000



FOXHALL GARAGE

Extensive mixed-use plot measuring approximately 0.61 acres, including a 3300sq ft garage/car sales showroom and a detached 2 bedroom bungalow, with easy access to Ipswich via the A14.

Nacton, Ipswich, Suffolk.

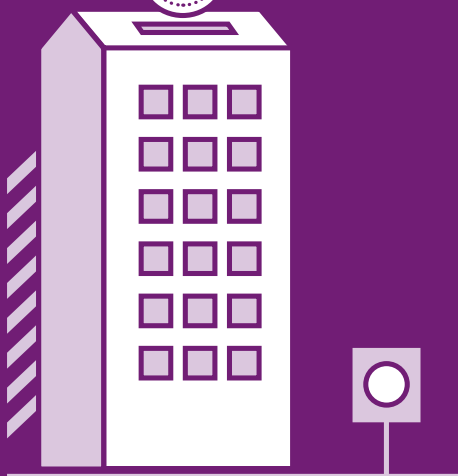
☎ 01502 532 028

✉ jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



- 1.** Mixed-use freehold site of approx. 0.61 acres in a prominent position on Felixstowe Road, Nacton, with excellent access to the A14, Ipswich and Felixstowe.
- 2.** Substantial 3,300 sq ft garage building including showroom, offices, spray room, kitchen and workshop with multiple vehicle access points.
- 3.** Detached 2-bedroom bungalow in need of renovation, offering excellent potential for improvement or extension due to the generous plot layout.
- 4.** Vacant possession – previously a long-standing family-run garage business, now closed and available for immediate occupation or redevelopment (STP).
- 5.** Ideal for owner-occupiers, investors or developers, with flexible commercial and residential opportunities in a desirable Suffolk location.

DESCRIPTION



Paul Hubbard Commercial is pleased to present this rare opportunity to acquire a versatile and securely gated freehold site, located on the well-connected Love Road in Lowestoft.

Located in the popular Suffolk village of Nacton, close to the A14 and within easy reach of Ipswich and Felixstowe, Foxhall Garage offers an exceptional opportunity to acquire a mixed-use site extending to approximately 0.61 acres. This well-known former garage has been in the same family for decades and is now available with vacant possession, presenting a wealth of potential for owner-occupiers, investors, or developers.

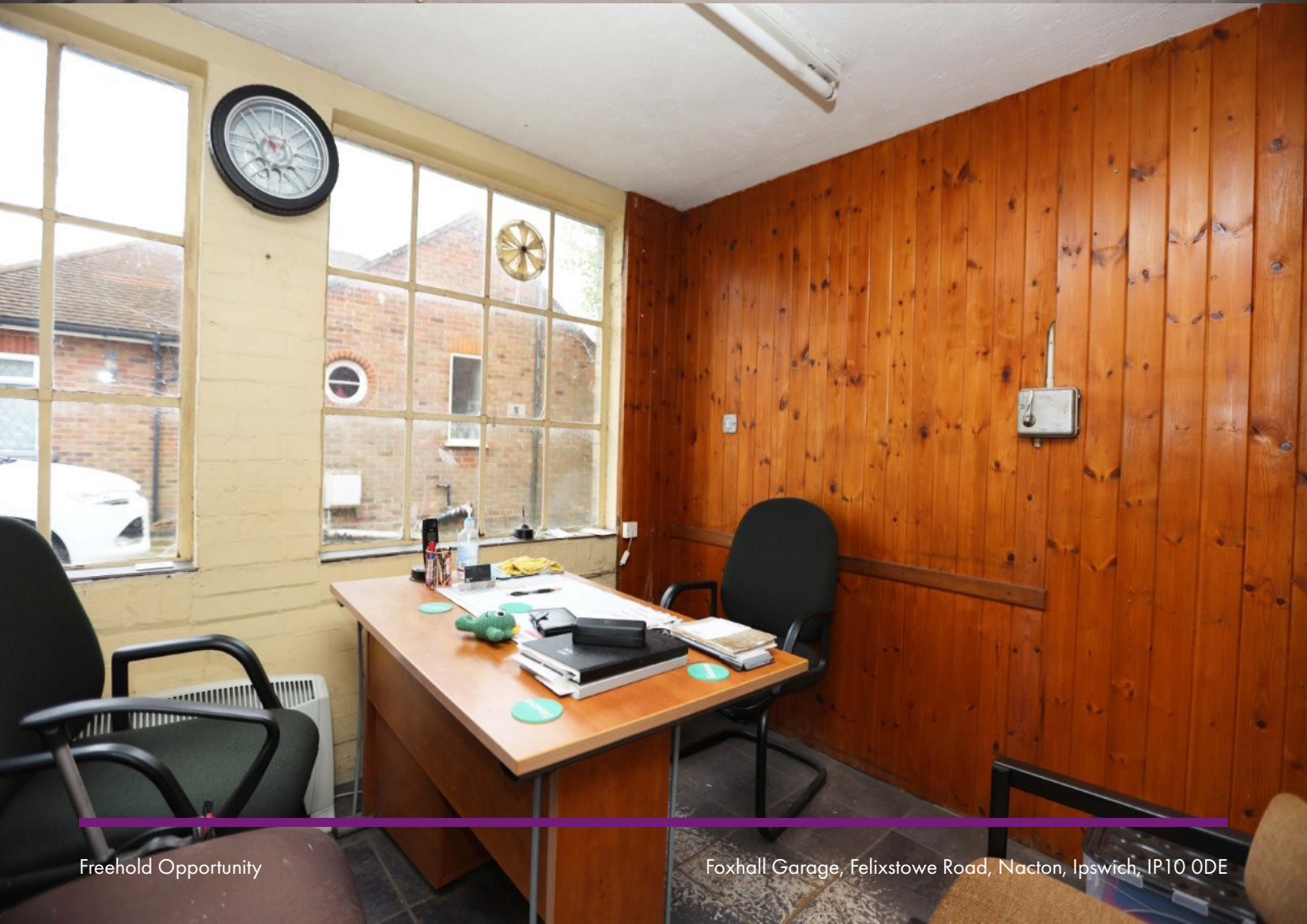
The site features a substantial garage building of approximately 3,300 sq ft, comprising a showroom, office, kitchen, spray room and large workshop space, all with various vehicular access points. The layout offers excellent functionality for continued automotive or commercial use, while also lending itself to alternative purposes such as trade counter, storage, or redevelopment, subject to planning.

In addition, the site includes a detached two-bedroom bungalow, which sits in a generous position to the rear of the plot. The property is in need of renovation but offers fantastic scope for improvement. Thanks to the size and layout of the plot, the bungalow could be easily extended, creating a larger family home or enhancing its appeal as a standalone rental investment.

With strong road links, high visibility, and considerable flexibility, this is a rare chance to acquire a freehold property with both residential and commercial elements in a desirable and accessible location. Viewings are strongly recommended to appreciate the scale and potential of what's on offer.









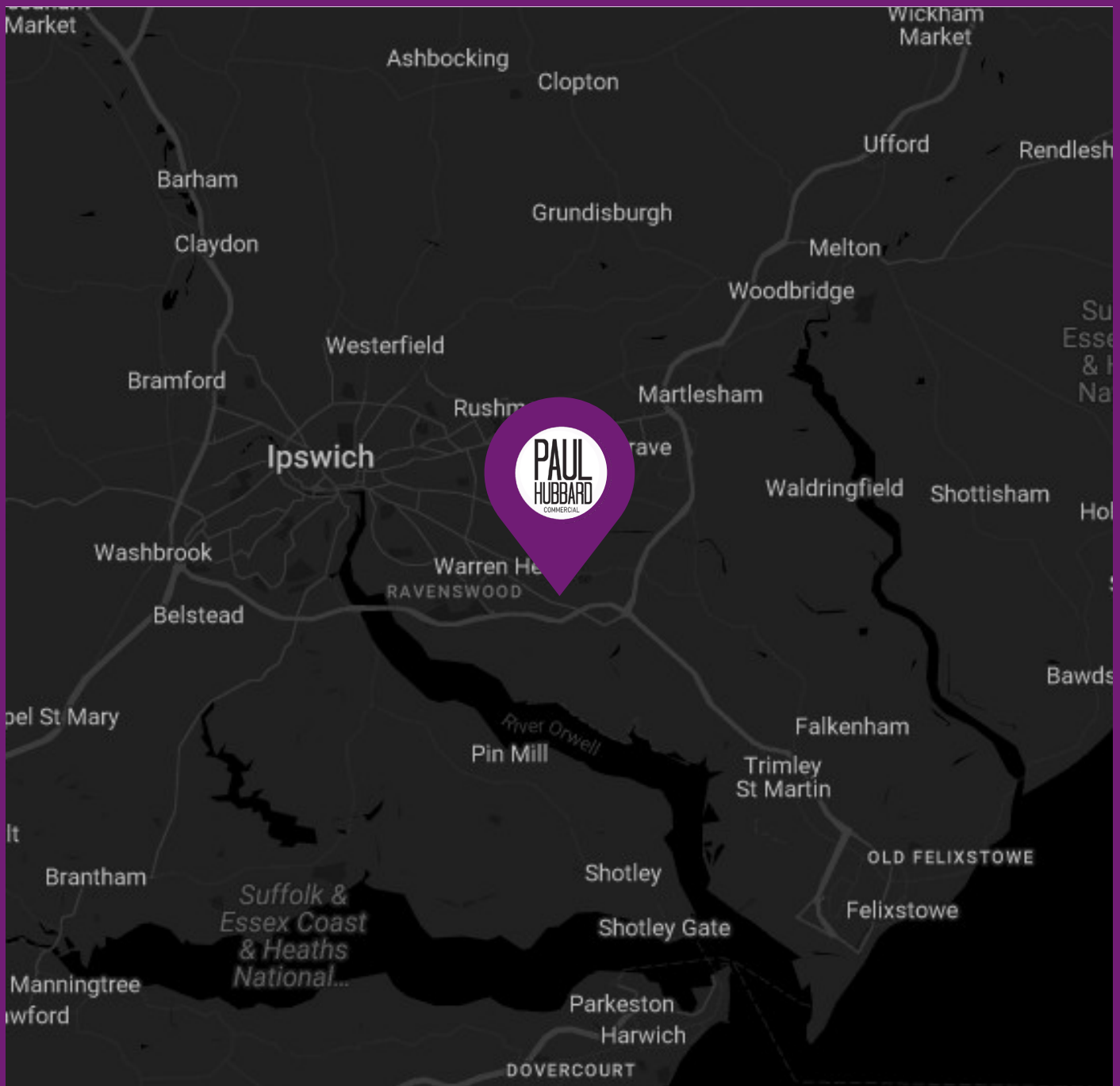






**Foxhall Garage
Felixstowe Road
Nacton
Ipswich
Suffolk
IP10 0DE**

Located just 4 miles southeast of Ipswich and with immediate access to the A14/A12 corridor, Nacton offers a strategic and well-connected setting for commercial occupiers. This sought-after Suffolk village is home to the established Seven Hills Business Park, providing modern industrial and office space within easy reach of Felixstowe Port, Ipswich town centre, and wider East Anglian and national transport networks. Nacton benefits from a peaceful, high-quality environment that appeals to staff and clients alike, while still offering the infrastructure and accessibility needed for growing businesses. Its proximity to key logistics routes makes it ideal for companies seeking a prestigious yet practical base in the region.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

jack@paulhubbardonline.com

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