

DISCOVER
MELTON

OPPORTUNITY GUIDE

MELTON INVESTMENT SITE MAP



INTRODUCTION

- ▶ Melton Borough is famously known as the **Rural Capital of Food**, but today, it is evolving into a destination for a broad spectrum of high-growth businesses, beyond its core advanced manufacturing and logistics base.

Located in the East Midlands near international airports and major motorways, the borough offers vital infrastructure for scaling businesses. This is supported by the completed **£100 million Distributor Road** and a **40% expansion in housing**. Investors access a dynamic talent pool from **six world-class universities**, providing the skilled workforce required for high-value, growing employment sectors.

More than just a local authority, Melton Borough Council is a proactive, 'open for business' delivery partner. Committed to efficient timelines, the council works alongside developers and property professional to turn **ambitious plans into reality**.



Saint Gobain CGI image



By locating in Melton, businesses benefit from a location that naturally fosters employee well-being and long-term retention through its **balance of affordability, natural beauty, and strong community pride**.





Interpretation of Stockyard

MELTON MOWBRAY

Melton provides commercial opportunities with an exceptional quality of life, combining culture and heritage with expansive green space, **serving as a powerful draw for a skilled workforce.**

Primed for growth, the areas housing stock is **projected to grow by 40% by 2036**, providing a steady supply of modern, affordable homes, allowing workers to enjoy a high standard of living. For families, Melton provides a safe environment with excellent schools and immediate access to the countryside.

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**RURAL
CAPITAL
OF FOOD**

**MINS TO
LONDON
BY RAIL**



90

**8
1
4** **MILLION**
**MELTON MOWBRAY
DISTRIBUTOR ROAD**

2.2
MILLION
TALENT POOL WITHIN 25-MILE COMMUTE

6 
UNIVERSITIES
**& 139,000 GRADUATES
WITHIN 22-MILE RADIUS**

40% INCREASE

IN HOUSING STOCK



6000+
**NEW HOMES
PLANNED BY 2036**

TWO 
**MANUFACTURING
ZONES** **LEICESTER GATEWAY
& SAXBY ROAD / CROSSFIELD DRIVE**

MAP KEY

KEY COMMERCIAL SITES

- 01 EMDH** East Midlands Distribution Hub, LE13 1BY
Three high quality industrial distribution / warehouses totalling 665,527 sq. ft with substantial yard space and expansion land. Close to the Logistics Golden Triangle with access to over 67% of the UK population within 4 hours drive making it optimal for nationwide supply chain distribution.
- 02 Pera Business Park** Pera Business Park, LE13 0PB
Situated on the outskirts of the Melton Mowbray town centre. The site offers modern, flexible and affordable serviced offices for both small and larger businesses, with an on-site café and meeting spaces. A 30-minute drive from the major cities, with great transport links to Leicester, Loughborough, Oakham, Grantham and Nottingham.
- 03 INNES ENGLAND** Melton Commercial Park, LE14 3JL
Major 127-acre employment area within Melton Mowbray town centre comprising 214,000 sq.ft of existing space along with 19-acre of development land (plots range from 0.5 – 14.5 acres). The site benefits from direct access to the UK rail network and is suitable for office, industrial, logistics and warehouses use.
- 04 STOCKYARD** Stockyard, LE13 0NP
Redevelopment will create a destination with an expanded events space designed to enhance the site's role as a regional centre for food production, enterprise and culture.
- 05 Old Dalby** Old Dalby Business Park, LE14 3NJ
A 39-acre site triangulated by the A46, A606 and A607, which offers quick and easy access to the M1 and A1. Comprising of warehousing and manufacturing accommodation it offers tenants a range of units from 1,000 sq. ft. to 135,000 sq. ft on flexible terms. There are also secure storage and development opportunities ranging from 2 up to circa 9 acres.
- 06** Land South of Leicester Road
This is a new development on a 24-acre site coming forward on the outskirts of Melton Mowbray, offering up to 290,000 sq. ft. of employment space. The site forms part of the South Melton Sustainable Urban Extension, a 353-acre housing and employment-led development.
- 07 Crown Business Park**, LE14 3NQ
Located to the north-west of Melton Mowbray just off the A606 and within close reach of the A46, offering swift access to the M1 motorway (Junctions 23 & 24), as well as Nottingham (13 miles north), Leicester (13–15 miles south), and Melton Mowbray (8 miles).

HOUSING SITES

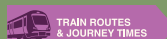
- 08** Rectory Farm, Field OS 4930, Normanton Lane, Bottesford.
Developer/agent: Rectory Land Company. 215 dwellings, outline permission approved but pending the decision notice. Not started.
- 09** Jeld Wen, Snow Hill, Melton Mowbray, LE13 1PD.
Developer/agent: Worthearly Ltd. 298 dwellings, permission granted but pending the decision notice. Not started.
- 10** King Edward VII Upper School, Burton Road, Melton Mowbray, LE13 1DR.
Developer/agent: Jelson Ltd. 120 dwellings. Nearly complete.
- 11** Melton North Sustainable Neighbourhood, Melton Mowbray.
Developers/agents: Barwood, William Davis, Taylor Wimpey, Bloor Homes, Morris Homes. All permissioned, with sections nearly complete, but most of the site has not started.
- 12** Melton South Sustainable Neighbourhood, Melton Mowbray.
Developers/agents: Davidsons, Bloor Homes, Bellway, Barrat. Some nearly complete, some applications pending decision.
- 296-acre of land to the south of Melton Mowbray for the Melton South Sustainable Neighbourhood. Bringing forward approximately 2,000 homes and approximately 24-acre of employment land. This constitutes some 30% of the overall housing and 35% of the overall employment requirements of the borough during the plan period.



CITY LOCATIONS & DISTANCES



DRIVING DISTANCES & JOURNEY TIMES



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