

Consented Residential Development Site

7a Old Bedford Road, Luton, Bedfordshire, LU2 7PB

FOR SALE

3,068 SqFt (285 m²)



LOCATION

The subject site is located on the corner of Old Bedford Road and Hucklesby Way (A6), having close proximity to Luton town centre and the mainline train station – with direct lines to London King’s Cross in circa 20-30 minutes.

DESCRIPTION

The land consists of approximately 3,068 sqft (285 m²). Planning consent was granted in July 2022 (application ref 19/01358/FUL) for the erection of a 7-storey building comprising 16 apartments. The development will include 11x 2-bedroom apartments and 5x 1-bedroom apartments.

TERMS

The freehold interest of the consented development land is available for **£850,000**.

The site is owned in a Limited company. The shares in this company can be purchased which will offer the buyer a financial saving on SDLT.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole selling agency S.R. Wood & Son Ltd. www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



Tel: (Luton 01582 401 221) (Hitchin 01462 542 760) Email: admin@srwood.co.uk Website: www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.