



7a Old Bedford Road, Luton, LU2 7PB
Residential Development Land

Summary

Tenure	For Sale
Available Size	3,068 sq ft / 285.03 sq m
EPC Rating	EPC exempt - No building present

Key Points

- Town Centre Location
- Consented Development Scheme
- Near Luton Mainline Railway Station
- 16 Apartments

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Location

Luton is one of the largest towns in the UK without city status. It can be considered a major centre of commerce and is exceptionally well-connected via an international airport, the M1 (J10, J11 & J11a), the A505, the A6, and three railway stations with high speed services to London St Pancras. The town is also subject to major investment/development with the expansion of London Luton Airport, development of a new football stadium at Power Court, and a new performing arts venue 'The Stage' on the former Bute Street carpark.

The subject site occupies a corner position by the junction of Old Bedford Road and Hucklesbury Way (A6), having close proximity to Luton town centre and the mainline train station - with direct lines to London St Pancras in circa 20-30 minutes.

Description

The subjected land consists of approximately 3,068 sqft (285 sqm). 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. This planning has recently expired but it is felt it could be achieved once again.

Terms

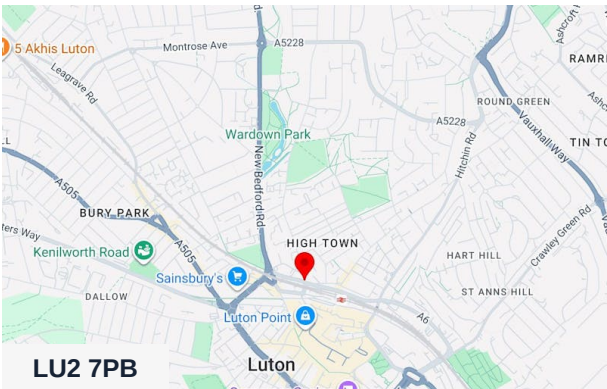
The freehold interest of the consented development land is available for £795,000. The site is owned in a Limited Company. The shares in this company can be purchased which will offer the buyer a financial saving on SDLT.

VAT

All costs are subject to VAT at the appropriate rate if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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