



Specialists in the Sale and Acquisition
of Residential Land.

A PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

With the Benefit of FULL Detailed Planning for 340
Apartments.

Land off Newlands Road, Luton, LU1 4LB



Newlands Road, Luton

A prime residential development opportunity

OVERVIEW

- Total site area 2.7 hectares (6.8 acres).
- Approximately 1 miles from Town Centre and 1.5miles from Luton Central & Airport Parkway train stations.
- Luton benefits from a direct train link to London St Pancras with journey times ranging from 23 minutes (fast train) to 37 minutes.
- 4 miles from Dunstable
- The site is comprised of basic pasture/scrub land, there are two dwellings on the site that will be demolished.
- Planning has been granted under reference number 17/00590/FULL by Luton Borough Council.
- The consent is for 11 apartment buildings which are to provide 118 x 1 bed apartments and 222 x 2 bed apartments.
- S106 is set at £2,827,949 in total.
- NO affordable housing.

Full planning information via dropbox <https://www.dropbox.com/sh/d9384iquc1ti3qq/AAByVzNPg2vqu6n7fbtT2Vc4a?dl=0>

For identification purposes only.



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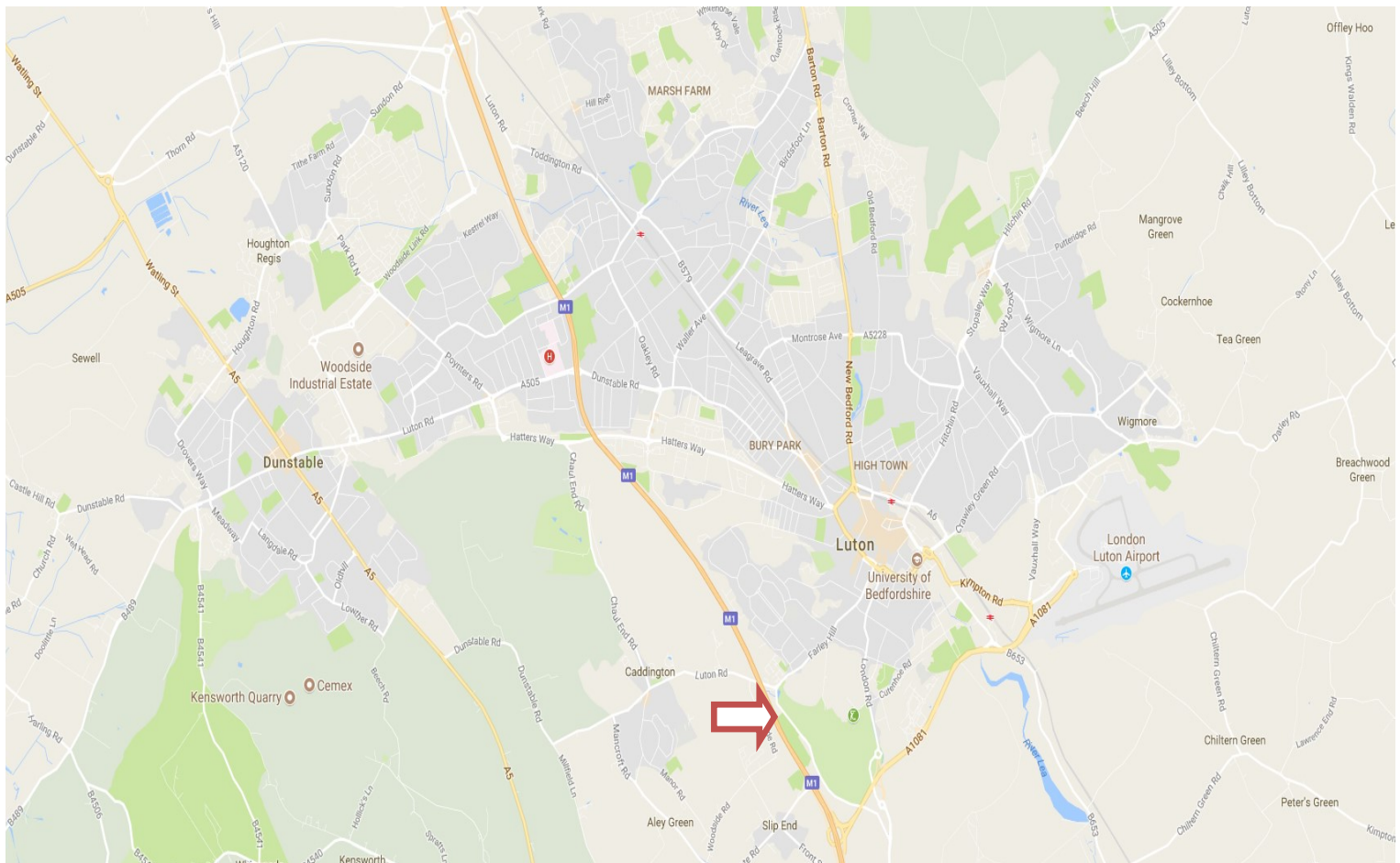
LOCATION

This excellent consented residential site is located on the west side of the Borough of Luton with one side overlooking Stockwood Park Golf Club, and to the south overlooks Luton Rugby Ground and then also abuts the M1, with 3m high acoustic fencing, on the Western side.

Luton has become a vibrant Home Counties Town with a vast amount of development going into the expansion of Luton International Airport where it is reported that 5,500 new full-time jobs and 4,500 part-time jobs will be created.

Luton is a Unitary Authority and is in the southernmost part of Bedfordshire with a population (2011 census) of 203,200 inhabitants. This town has easy access to the M1 in the West and A1M in the East.

The location of Luton is convenient by road to Central London 34 miles, Watford 17 miles, Hemel Hempstead 10 miles, Milton Keynes 26 miles and Hitchin 10 miles.





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DESCRIPTION

The site in total extends to 2.7 hectares (6.8 acres) and is conveniently placed for access to Luton Town Centre/Rail Station and M1.



VENDORS ARE SEEKING OFFERS IN EXCESS OF £20 Million FOR THEIR FREEHOLD INTEREST.

VIEWING STRICTLY BY PRIOR APPOINTMENT VIA VENDORS

SOLE AGENTS



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SECTION 106 PAYMENTS

Education - £1,282,659

Affordable Housing

Contribution - £1,428,000

Play Provision - £50,000

LBC Museum - £29,738

LBC Park Services - £25,000

LBC Waste Management - £12,552

Total - £2,827,949

Heads of Terms

- 1. Purchasers to pay a £50,000 (Fifty Thousand Pounds) non-returnable but deductible deposit on the confirmation of sale.**
- 2. Unconditional contracts to be exchanged within 20 working days of purchaser's solicitors receiving legal documentation.**
- 3. Vendors to assign all relevant documents once contracts have been exchanged.**
- 4. Completion to take place within 20 working days of unconditional exchange.**

CONTACT

The sale of this site is being over seen by Taylor Land Limited, for any more information or a viewing contact:

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Or via alternative email: info@taylorlandlimited.co.uk
sales@taylorlandlimited.co.uk

Misrepresentation Act / Misdescription Act

Taylor Land Limited for themselves and the vendors of the site whose Agents they are give notice that:

These particulars of sale are a general outline only for guidance of intending purchasers and do not constitute part of any offer or contract. All descriptions, dimensions and references to site condition and any other details given without responsibility falling upon the vendors of their Agents, intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by way of inspection. No person in the employment of Taylor Land Limited has any authority to make or give any representation or warranty whatsoever in relation to this site. This site is offered for sale on a Subject to Planning and Contract and Without Prejudice basis July 2017.

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