



All enquiries Ref: Kristian Georgiou



- Freehold development site with planning permission for a six-storey block of flats and commercial premises
- Full vacant possession

Location:

The property is situated on Bolton Road accessed via Manor Road. Public transport links include Luton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the M1. An extensive range of shops, bars and restaurants can be found in Luton town centre. Recreational pursuits can be found locally at the open spaces of Stockwood Park.

Description:

A Freehold development site of approximately 0.098 acres with planning permission to demolish existing building and erect a six-storey block of flats with commercial premises on the ground floor. The development once finished will provide two office suites on the ground floor (1,202 sqft), ten two-bedroom flats across the upper five floors (6,027 sqft), associated landscaping, parking and amenity areas (Total size of development once finished is 7,233.36 sqft).

Planning:

Planning permission was granted by appeal on 9TH March 2022 under planning application reference APP/BO230/W/21/3275436 for the Erection of six storey mixed use development comprising of 2 office suites on ground floor and 10 two bedroom flats on upper 5 floors with associated landscaping, parking and amenity areas, after demolition of existing building.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

