

**Potential Building Plot at
17 Longcroft Road, Luton, Beds**



Potential plot for a detached house (STPP)

17 Longcroft Road, Luton, Beds LU1 5RX

Summary

- Potential development plot adjacent to the junction of Longcroft Road and The Pyghtle.
- The land currently comprises the side garden and garage of 17 Longcroft Road.
- The land which is suitable for the construction of a detached house is shown edged red hatched green on the Promap.

Location

- The property is located on the western side of Luton town centre convenient for both the town centre and the M1 motorway.



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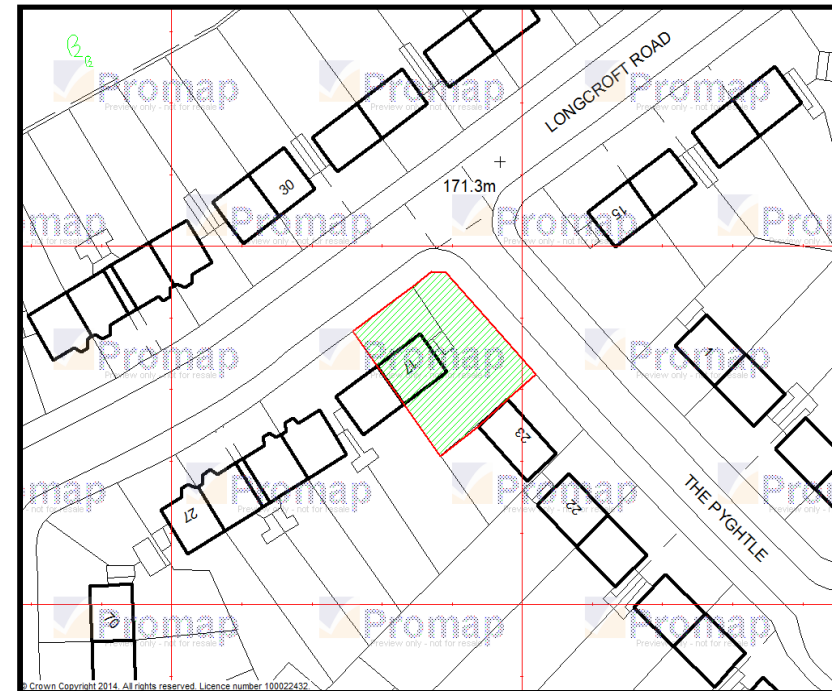
Promap

Planning

- The land is available on a subject to planning basis

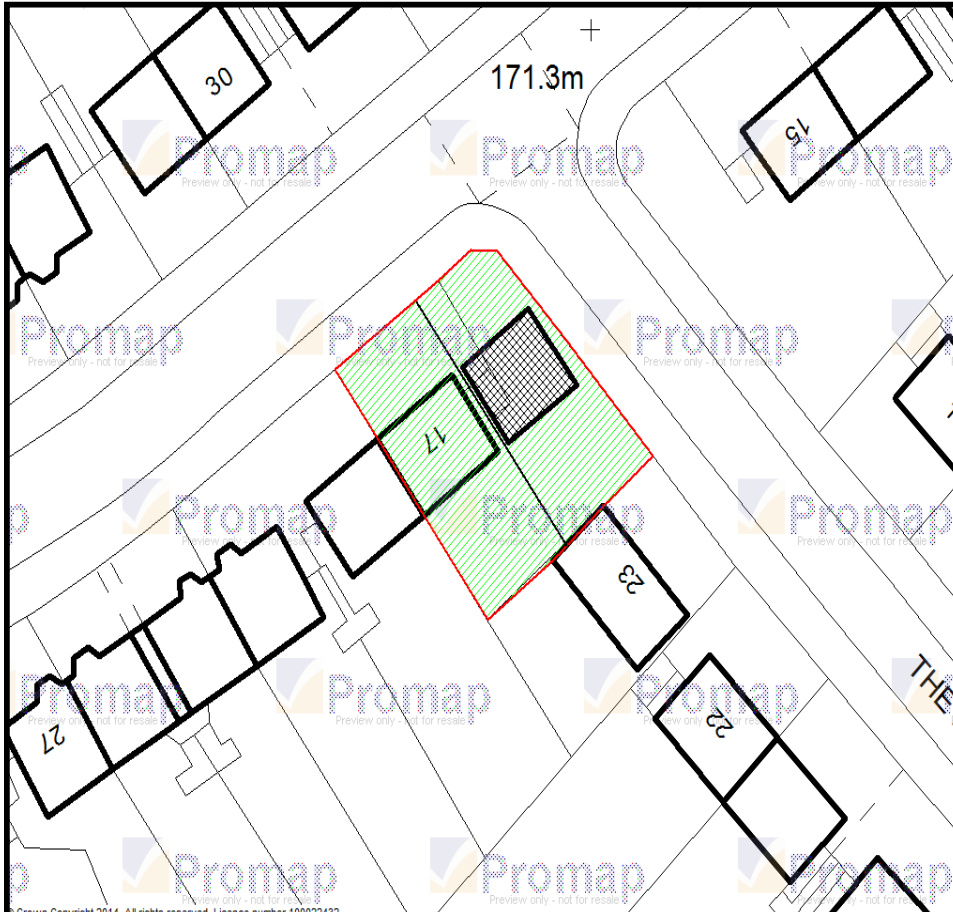
Services

- It is understood that all main services are available to the site but prospective purchasers must satisfy themselves with respect to availability and cost of connections.



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Indicative Layout



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Tenure

- The land is available freehold

Terms

- Guide price: Offers in the region of £75,000 (STP) for the freehold

Conditions of sale:

- The purchaser is to exchange contracts within 20 working days from when their solicitors receive draft contract documentation
- Legal completion to take place within an agreed time frame from receipt of planning permission.
- The purchaser will be responsible for all fees and costs associated with achieving a planning permission

Contact

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