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Cassidy  
&Tate  
Your Local Experts

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Award Winning Agency

ROTHESAY ROAD  
LUTON  
LU1 1QX



# All The Ingredients Needed For A Fabulous Lifestyle

Rothesay Road is a unique development opportunity within Luton town centre. Luton is an “up and coming” town in Bedfordshire currently undergoing major redevelopment works as part of the Councils Regeneration plans for the town. The area is very popular with commuters, offering regular train services to London St Pancras in as little as 45 minutes as well as being conveniently located on Junction 10 of the M1.

The 0.24acre(0.10Ha) square site directly fronts Rothesay Road, which gently slopes from SW to NE. The surrounding area is predominantly residential with the exception of Luton Police Station being on the opposite side of Rothesay Road. The properties to the north, being 27-29 Cardiff Road have a vehicular access right across the existing driveway as indicated on the plans.

The permitted scheme provides a total of 36 private residential apartments with a mixture of 1,2 and 3 bedrooms, arranged over five storeys and a basement. The apartments have the benefit of private terraces or balconies, communal garden space, cycle storage and disabled parking. If you require more information and access to the data room please get in touch.



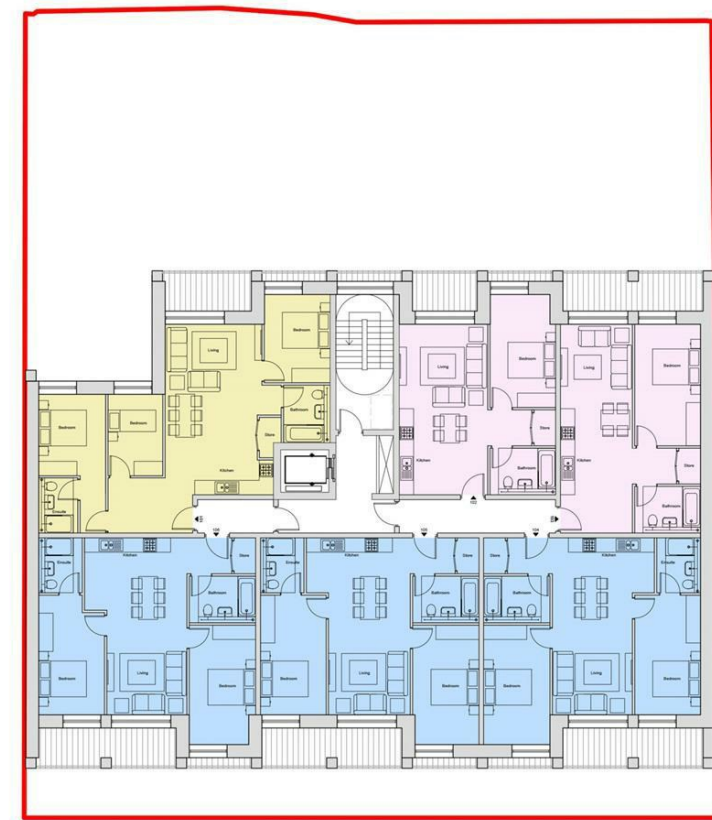
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living

## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## *Your Local Property Experts*

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## *Specialists in Bespoke Properties*

- Land For Sale
- Planning Approved
- Chain Free
- More Land Required
- Luton Town Centre
- 36 Private Apartments
- 22/00920/FUL
- 2.6 Miles To Airport

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

