

for sale

guide price **£3,000,000** Freehold



York Street Luton LU2 0EZ

Detailed Planning permission is granted for 57 - 100% Private Apartments (7 three bed, 32 two bed and 18 one bed) Central location, great development or BTR investment opportunity



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Property Details

Industrial & Logistics Growth

*Major new developments near the airport including 1.2?million sq ft logistics space

*Expected to generate thousands of jobs in logistics, distribution, and light industry

Bartlett Sq. & Green Horizon

*New commercial and business parks supporting ~2,000 jobs

*Focus on offices, light industrial, and innovation-led business space

Power Crt & Mixed-Use Regen

*New 25,000-capacity stadium with surrounding housing, retail, and leisure

*Construction and operational phases expected to create - 1,000 permanent jobs

Transport & Connectivity

*Luton DART links the train station directly to the airport, improving accessibility

*Supports commuter and business growth across the region

Town Centre Regeneration

*£136M mixed-use project delivering apartments, commercial space, and public amenities

*Strengthens the town centre and increases housing demand

Council Economic Strategy

*Aims to deliver £500M annual economic growth, 23,000 new jobs, and 150,000sqm of new commercial space by 2032

*Focused on attracting business investment, boosting skills, and supporting long-term housing demand

Owners Comments

Building Design.

We have designed the building with buildability in mind, from the ground up we have stacked the walls to keep the structure simple to build. We have designed the layout so it could be built using RC Podium to the 1st floor and traditional brick/block with concrete planks/stairs. Using these methods make keeps the fire and sound proofing to a minimal. The design also allows it to be built in RC frame/ Steel Frame etc if that was a preferred method with additional floors in mind for the future. Externally we have Designed as Brick/Block and render without any cladding to eliminate the fire risks and speed up the build. The building has been designed in 2 blocks adjoining on one side with separate entrances and

cores so the build could be built out/sold in phases to help with cashflow if necessary.

Services

Electricity, Water, Gas and communication supplies are all available to the site. We currently have Gas, water and 3 phase electricity on site, there are no 3rd party services or easements running through the site.

Demolition

Demolition of the existing buildings are simple single storey brick buildings with timber/felt flat roofs. External boundary walls are brick built and may be useful to secure site throughout the build depending on the builders preference.

Planning

The site has full planning approval granted on 24th April 2024, work required to discharge the conditions required for commencement and to implement the planning permission has been done and submitted to the council for approval. These documents will be included with the sale.

Groundworks & Infrastructure

Extensive ground investigations have been completed across the site, including contamination assessments, ground bearing reports, window sampling and dynamic probing. Phase 1 has already been successfully delivered, providing proven knowledge of the local ground conditions. The findings indicate that development can proceed without any anticipated abnormal or unusual site clearance constraints. The ground conditions are considered suitable for conventional shallow foundation solutions, such as strip or pad foundations (subject to structural engineer design). All supporting technical reports are available on request.

Groundwater levels have been confirmed by borehole at a minimum depth of 20 metres below ground level, with wider area data indicating levels in excess of 55 metres. As such, groundwater is not anticipated to present any development constraints.

Written consent has been secured from Thames Water for connection to the existing on-site storm and foul sewer infrastructure, which is suitably positioned to accommodate the proposed drainage design. Surface water will be managed via a straightforward, shallow attenuation tank system, providing a



practical and efficient drainage solution

London Luton Airport Expansion

*Increasing annual passenger capacity from -18M to 32M

*Expected to create up to 11,000 jobs and contribute £1.5 Billion annually to the local economy



To view this property please contact Connells on

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Property Ref: L01100121 - 0010

Tenure:Freehold EPC Rating: Exempt

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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