
Sales Brochure
Collective Property Co.
Opto Village

A bit about us

Our journey began with one purpose: to make property simple. Over the years, we've developed a strong niche in revitalising mismanaged buildings, restoring stability, improving standards and bringing new life to every property we touch. That commitment continues today.

Evolving for the Better

In 2025, we paused to truly listen. After feedback from landlords, residents, and independent consultants, we reshaped our model around clearer communication, improved service and a renewed customer-first focus.

Our Mission

We're here to make property simple. Building trust through transparent, people-first service that puts clients and communities at the heart of everything we do.

Our landlord-first model ensures hands-off management for investors and long-term value for leaseholders, while our residents enjoy safe, well-managed homes designed for modern living, connection and comfort.

Our Vision

To transform the property management landscape by consistently evolving our service and empowering landlords and residents with effortless, sustainable and exceptional living and investment experiences.



Our Values



Simplicity & Clarity

We intentionally simplify the often-complex world of property management. Our goal is to make every step of the journey seamless, effortless and easy to understand, delivering on our promise of *“Modern Living, Made Simple.”*



Commitment to Progress

Our commitment is to continuous improvement and growth. By actively seeking and integrating client feedback, we drive the evolution of our service and communication models. This guarantees that our management approach remains modern, exceptional and always aligned with the needs of landlords and residents.



Landlord-First Partnership

Our core is a landlord-first commitment. We act as a dedicated partner, treating every property as if it were our own, ensuring meticulous standards and financial precision. This true sense of ownership is how we achieve seamless, hands-off management and protect your asset’s future.



Comfort & Reliability

We commit to making every home a place of comfort and peace of mind. Through thoughtful management and a focus on safety, comfort and community, we create environments where residents feel secure and supported. Every action we take is so you can focus on life, confident that we’re taking care of everything else.

Investment Overview

- Modern Residential Properties, available from £38,000
- Competitive Net Rental Returns
- Rental rates ranging from £680 to £1,020 per month *(depending on property type)*
- Prime location within Luton Town Centre
- Residents' gym, roof terrace, onsite laundry faciliites, cinema room and bike storage
- Professionally managed development



What we offer

Maximum exposure
Multi-platform advertising designed to attract the right tenants and minimise void periods.

Seamless move-ins
Viewings, applications and move-ins managed efficiently from enquiry through to key handover.

Thorough tenant checks
References, visa verification and Right to Rent checks completed as part of the letting process.

Property inspections
Detailed inventories, mid-term inspections and check-outs to keep your property properly documented.

Responsive tenant support
A dedicated point of contact for tenant enquiries throughout the tenancy.

Complete maintenance management
Maintenance requests, contractor coordination and property inspections handled promptly.

Investment Opportunities



Why Luton?

Luton was voted best commuter town in 2021 was also named the UK's best buy to let location for three years consecutively by LendInvest buy to let index.

Twenty million will go into the regeneration of the Luton town centre, which will see the development of 372 new homes, additional retail and business space, an auditorium and a cycle hub. Further, plans will see work in the areas surrounding the famed Hat District, Luton station, and Luton town's football stadium.

The average Luton property price has risen by 8.77% (higher than Manchester, Birmingham & London). The ideal location, being a 22-minute journey to London, is perfect for people working within the capital.



Why Collective Property Co?

Property management should be straightforward, responsive and well managed. Collective Property Co. brings experienced property managers, practical advice and proactive oversight together under one roof.

Every building has its own needs, with a dedicated Property Manager providing a consistent point of contact and overseeing everything from maintenance and safety to finances and insurance.

Clear communication sits at the heart of the service. Questions are answered, issues are followed through and advice is given honestly, with a focus on finding the right solution for each property.

The result is a more joined-up approach to property management, giving owners confidence while keeping the day-to-day running of their property in capable hands.



Why Opto Village?

Located on Dumfries Street in Luton, Opto Village is a residential development offering over 550 furnished en-suite and studio apartments. The property is designed for students and young professionals and is a short walk from the University of Bedfordshire and Luton town centre.

Key amenities for residents include an on-site gym, a games room, a cinema room, a shared lounge, and laundry facilities. All units are fully furnished and often include bills like electricity, water, and Wi-Fi, making the property a highly attractive, all-inclusive living solution. Opto Village is a proven investment opportunity in a high-demand rental market.

Introducing
Opto Village

Opto Village has been meticulously designed to meet the expectations of today's tenants. With over 550 rooms, the development provides a mix of en-suite and studio apartments, all of which are spacious, modern, and fully furnished with deluxe furnishings. The self-contained units offer a high degree of privacy and independence, a feature that is highly sought after by students and professionals alike.

The development also features an impressive range of on-site amenities that enhance tenant satisfaction and support high retention rates. These include a state-of-the-art gym, a games room, a cinema room, a shared lounge, and a secure on-site laundry facility. For added convenience and peace of mind, the property benefits from 24-hour security and a professional management team.

Situated in the heart of Luton on Dumfries Street, Opto Village is perfectly positioned to attract a diverse and high-demand tenant base. The development is only a short walk from the University of Bedfordshire and the town center, making it an ideal choice for students. For professionals, the location provides excellent connectivity, with Luton train station offering fast rail links to London, making the town an attractive and affordable commuter hub. The property's proximity to local shops, restaurants, and the Luton Mall ensures residents have everything they need right on their doorstep.



Room Types

Prices range typically from:

£38,000 - £190,000

(Dependant on ensuite, studio, apartment or cluster type and size)



Studio Apartments

Each studio apartment at Opto Village is designed to give tenants a comfortable, practical space to call home.

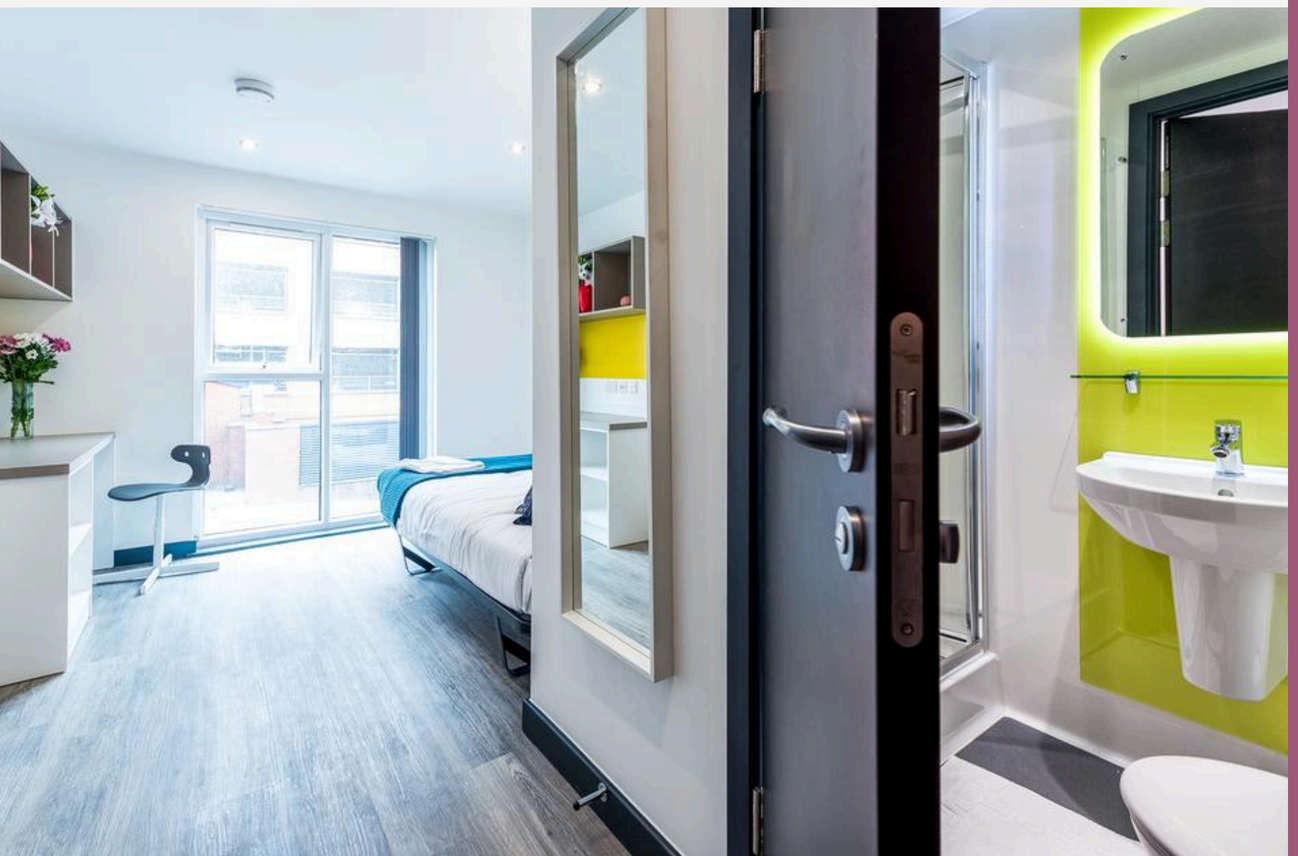
- ***Fully furnished*** with a spacious double bed, built-in wardrobe, dining table for two and a study desk with chair
- ***Well-equipped kitchen*** with a combi oven, 2-ring hob and fridge with freezer compartment
- ***Private en-suite bathroom*** with a high-pressure shower
- ***Dedicated study space*** for comfortable studying from home
- ***Practical storage and living space*** designed to make the most of each studio
- ***Self-contained living*** with kitchen and bathroom for added privacy and convenience



Ensuite Rooms

Each ensuite room at Opto Village combines private living with toilet and shower, plus the convenience of shared kitchen facilities.

- ***Fully furnished*** with a spacious double bed, built-in wardrobe, dining and a study desk with chair
- ***Private en-suite bathroom*** with a high-pressure shower
- ***Dedicated study space*** for comfortable studying from home
- ***Shared kitchen and living*** with the rest of the cluster



Full Clusters

Each 4-bed cluster apartment at Opto Village offers four private en-suite bedrooms alongside shared living spaces, making it an attractive option for investors seeking a fully let student property.

- ***Four fully furnished*** en-suite bedrooms, each with a comfortable double bed, built-in wardrobe and dedicated study space
- ***Shared kitchen and living*** area designed for comfortable communal living
- ***Fully let*** for £2,915 per month, providing an established rental income
- ***Estimated net yield*** of 12.9%, offering an attractive investment opportunity



The Sales Process

01. Provide Your Budget & Property Criteria
Let us know your budget and the criteria for the property you are looking for. Our sales team will email you a list of properties that match your requirements.

02. Arrange a Viewing
Arrange a viewing for the properties you are interested in.

03. Make an Offer & Provide Documentation
Submit your offer in writing via email to the sales team, along with your identification, Proof of Address (POA) and Proof of Funds (POF).

04. Offer Negotiation & Identity Verification
We will negotiate your offer with the seller. Once your offer has been accepted, you will be required to complete an online identity check via Credas to comply with Anti-Money Laundering (AML) requirements.

05. Pay the Reservation Fee
Once your offer has been accepted, you will be required to pay the 5%*, non-refundable reservation fee and sign the Reservation Fee Agreement (*of agreed sale price).

06. Instruct Your Solicitor
We have a panel of recommended solicitors who have previously dealt with the development. They are familiar with the process and can handle enquiries efficiently, helping to ensure a smooth and timely completion.

07. Sales Memorandum Issued
The sales memorandum will be issued to both parties' solicitors once the buyer and seller have completed their Credas checks and instructed their respective solicitors.

08. Progress to Completion
From this point, the process to completion can take up to six months. We will do our best to progress the sale as quickly as possible.

09. Sales Progression
Our Sales Progression Team will communicate with all parties throughout the process to help ensure a smooth and stress-free transaction through to completion.

10. Agree a Completion Date
Once all legal enquiries have been dealt with, a completion date will be agreed between the buyer and seller.

11. Exchange & Completion
Exchange and completion will take place simultaneously.

12. Post-Completion & Property Management
For properties where management is retained with Collective Property Co., you will be required to complete a second Credas check, as the original checks expire after three months. You will also need to sign the Property Management Agreement (PMA), after which we can set you up on our system as a new landlord.

13. Completion Documents
Your solicitors will provide the TR1 and completion statement, allowing the accounts to correctly apportion rent and service charges.

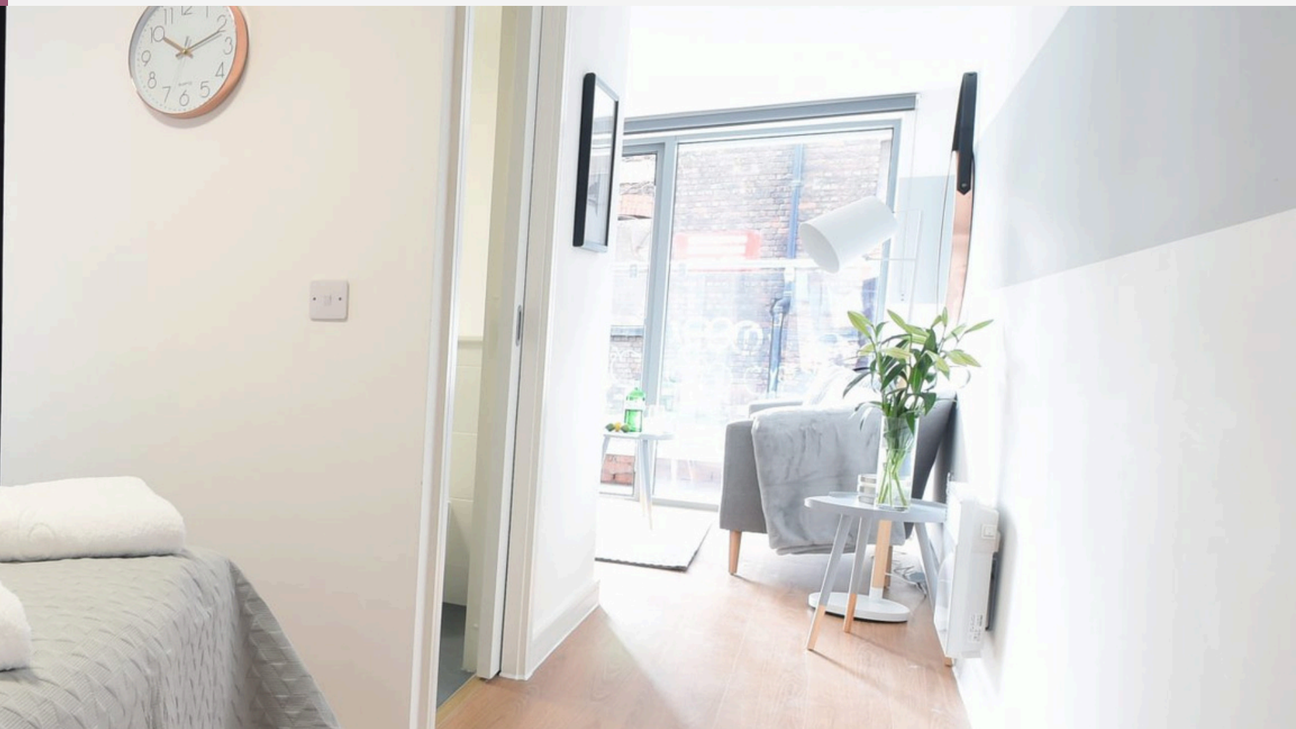
Credas identity verification

In accordance with anti-money laundering regulations, all purchasers are required to complete a secure digital identity check via Credas. This process verifies your identity and address and typically takes only a few minutes to complete.

Reservation deposit

To secure your chosen unit, a non-refundable deposit equal to 5% of the purchase price is required upon reservation, unless otherwise agreed in writing. This payment demonstrates commitment to proceed and allows the property to be withdrawn from the market.





Exchange & completion process

Following reservation, your solicitor will receive the legal pack and begin due diligence. Once all enquiries have been satisfied, Completion will then take place on the agreed date, at which point ownership formally transfers to you. Please note the conveyancing process can take approximately 4 – 5 months.

Seller and buyer will be required to complete a new Credas upon completion as the check is only valid for 3 months.

Property Management contract for Collective Property Co. to be signed.

Post-completion process

After completion:

Your solicitor will register your ownership with HM Land Registry.

If you are an investor, tenancy or letting arrangements can commence.

Property management details will be provided where relevant.

Ongoing support will be available from our team.

What our Landlords say

Alexandra provided an excellent service — professional, responsive, and efficient throughout. She made the process straightforward and kept me well informed at all times. Highly recommended.

- Carlos

Alexandra at Collective Property was incredibly helpful and flexible with viewings. She supported the entire sale process and truly went the extra mile to ensure everything ran smoothly. It was also a great experience working with the other teams after the sale; they were efficient and helpful in setting up my landlord accounts

- Hanan

Although the initial property I was interested sold I was contacted when others came up sale. I can honestly say Alexandra was extremely helpful. She kept in regular contact and always returned calls I was unable to reach her. Even since the sale went through I contacted her some information and she was able to email the information through. Alexandra was extremely helpful and I would deal with her again in a heartbeat.

- Alice

What our Tenants say

Where do I begin... this process has been nothing other than quick, easy and successful! Sophie Alley is the reason all this, she not only found me the perfect studio my move to Liverpool but has also been so responsive and helpful with all my questions after that, making this process really easy especially as a student who isn't very experienced. Thank you Sophie, your hard work doesn't go unnoticed.

- Amy

I can't recommend Iqra enough! From the very start, she made the entire rental process seamless and stressfree. She's incredibly responsive, always keeping me updated, and handles any maintenance issues before I even have to ask. Her attention to detail, warmth, and genuine care both tenants and property owners are rare to find. If you're looking a property manager who truly delivers great service, she's the one.

- Mohammad

I had a really positive experience working with Rebecca during my application process. She was incredibly helpful and supportive from start to finish, always responding to emails quickly and clearly. I had quite a few questions along the way, but she never made me feel like I was bothering her, in fact, she was always patient and happy to help, which made the whole process much less stressful. Once again, thanks!

- Aniqah

Collective Property Co.

2026

Sales Brochure

Get in touch.

Alexandra Meall | Sales Executive

0151 404 9890

07585 843 559 (Whatsapp)

sales@collectivepropertyco.com

collectivepropertyco.com