

# YORK STREET

## For Sale

York Street, Luton, LU2 0EZ

Planning permission is granted for 57 flats (7 three bed, 32 two bed and 18 one bed)  
Central location, great development or BTR investment opportunity.

Guide Price - £3,000,000



# YORK STREET

A unique opportunity to get ahead of the curve, we feel this is the ideal time to be taking advantage of Luton's relatively low prices before the proposed rejuvenation of the Town Centre New Football Club Stadium, and its facilities have an impact on values. Luton is undergoing a massive £1.7 billion, multi-year transformation aimed at revitalising its town centre, enhancing sustainability, and boosting the local economy.

The rejuvenation, guided by the Luton Town Centre Masterplan (2021) and updated in 2025, focuses on shifting the area from a 1960' car-centric design to a vibrant, green, and pedestrian-friendly hub with a significantly increased residential population. Through an accessible mix of spaces and activities, the town centre will welcome all residents, visitors, businesses and investors into a clean and green environment. Changes will support health and well-being and actively address the climate and biodiversity emergency. A string of well-connected green spaces and improved streets through the town centre will provide moments for play and relaxation - spaces that are safe to enjoy and family friendly.

Creativity and local young talent will be nurtured and given a platform to shape the character of the town centre. Stronger partnerships between the university and local organisations will support a new generation of Luton-made businesses to start, grow and thrive, empowering Luton's entrepreneurs, delivering genuine jobs and opportunities.

**Planning Granted for 57 - 100% Private Dwellings**  
**Planning Ref: 22/00400/FUL**  
**S106 negotiated**



MILTON KEYNES



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

BEDFORD



Universal Bedford



HITCHIN



Bartlett Sq. & Green Horizon



- New commercial and business parks supporting ~2,000 jobs
- Focus on offices, light industrial, and innovation-led business space



WARDOWN PARK

Power Court & 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

York Street location



LUTON STATION INTERCHANGE



LUTON AIRPORT

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

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



STOCKWOOD PARK



M1 FOR MILTON KEYNES (N) & LONDON (S)

Town Centre Regeneration



- £136M mixed-use project delivering apartments, commercial space, and public amenities
- Strengthens the town centre and increases housing demand



LONDON

Transport & Connectivity



- Luton DART links the train station directly to the airport, improving accessibility
- Supports commuter and business growth across the region

# TRANSPORT



0.3 miles walk from the new Luton Town Football Club  
0.3 miles walk to Luton Train



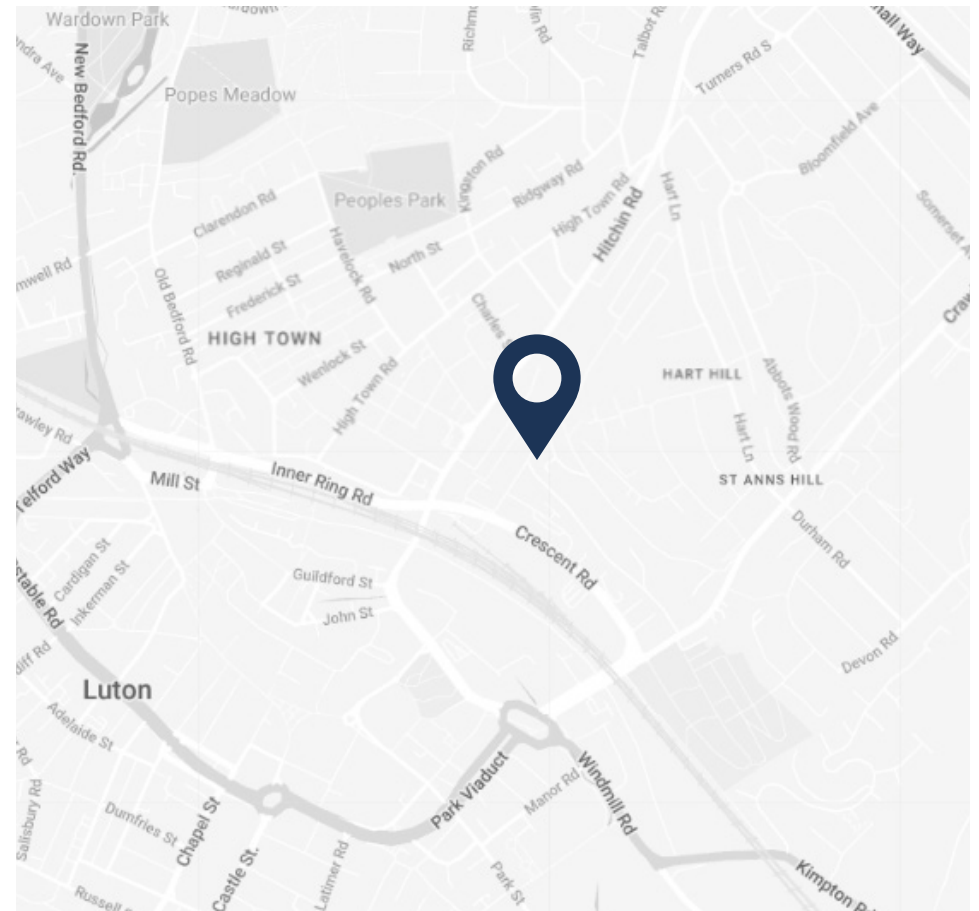
15 minute journey by train to the new  
Station Universal Studios UK



Only 2.6 miles in a car to London Luton Airport.



Fast trains to London Kings Cross St Pancras  
from 22 minutes



# 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.

## 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.



# TECHNICAL INFORMATION AND SUPPORTING DOCUMENTATION

## 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.



# TECHNICAL INFORMATION AND SUPPORTING DOCUMENTATION

## 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.

**\*\* Information has been gathered from a number of relevant portals including Luton Borough Councils web pages. All images are to be used for guidance purposes only Connells have no guarantees about the delivery of the units of their final appearance\*\***

**Property Ref: L01100121 - 0002**

**Tenure: EPC Rating: Awaited**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



# Connells

CONNELLS.CO.UK

**Rob Matthewson, Land Director**

**Telephone:** 07796 301223

**Email:** rob.matthewson@connells.co.uk

**Address:** Connells, 83-83A George Street, LUTON, LU1 2AT

**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. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties. 6625-2/0326

