

Consented Residential Development Opportunity

14-25 Gregories Close, Luton, Bedfordshire, LU3 1DL

FOR SALE

4,000 SqFt (372 m²)



LOCATION

Gregories Close is accessed off New Bedford Road (A6), a short drive from Luton town centre.

DESCRIPTION

In Gregories Close are 2 apartment buildings. Planning permission has been obtained to construct on each building 2 x 1 bedroom penthouse apartments (4 in total).

To the rear of the site, planning permission was obtained (now lapsed) for the construction of 2 x 2 bedroom apartments. There is an argument that planning permission may be obtained for 2 or 3 town houses. Planning Ref. No. 19/00986/FUL.

Finally, the freehold interest is also available in the 2 apartment buildings where the 12 flats, each on 999 year ground leases, each pay £22 per annum ground rent currently, totalling £264 per annum. Our client would be happy to retain this part of the asset if required.

TERMS

The above in total is available for sale in the sum of **£300,000.**

LEGAL COSTS

Each party to bear their own legal and professional costs.

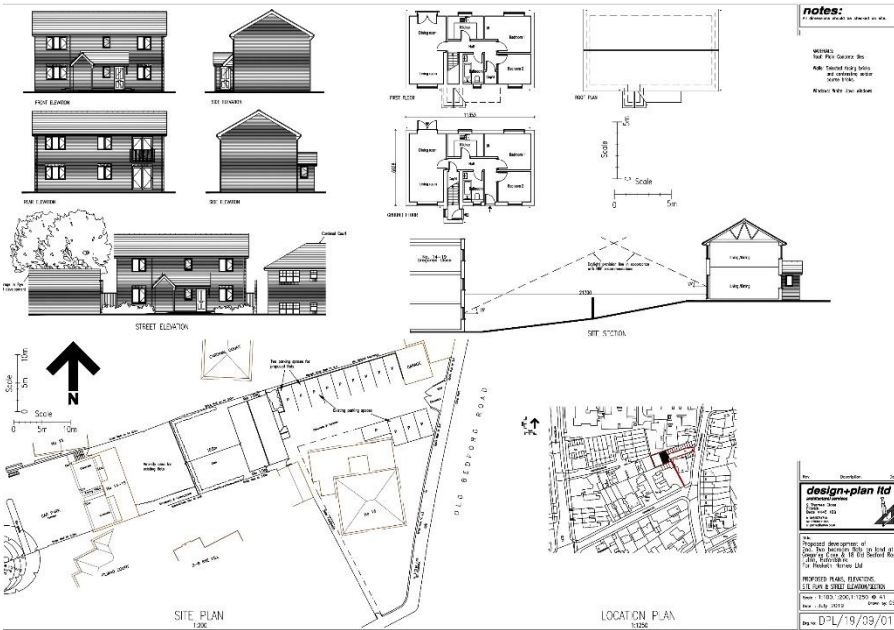
VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole selling agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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