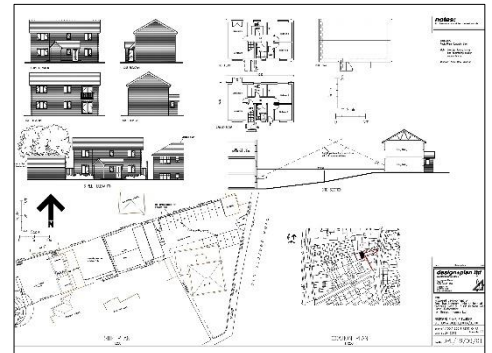
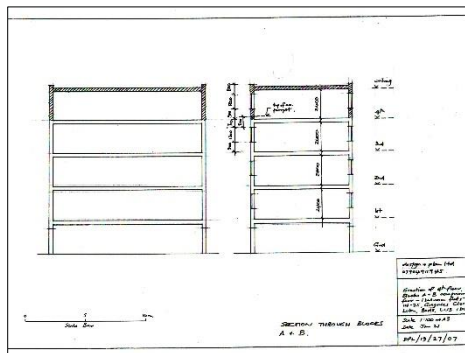
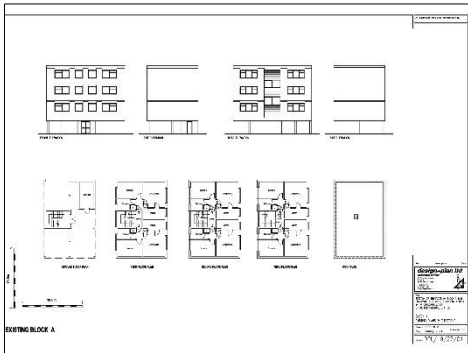


14-25 GREGORIES CLOSE, LUTON, BEDFORDSHIRE, LU3 1DL



RESIDENTIAL DEVELOPMENT & INVESTMENT OPPORTUNITY

FOR SALE

£300,000

4,000 SQFT (372 M²)

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.

LOCATION

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

TERMS

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

LEGAL COSTS

Each party to bear their own legal costs incurred.

VAT

Plus V.A.T. at the appropriate rate if applicable.

VIEWING

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

01582 401 221

Click the icons below to be redirected to the website or relevant social media page



Tel: 01582 401 221 Email: s.w@srwood.co.uk Website: www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | **Registered in England:** 2780388 | **VAT No:** 354 130 682

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.