



Cumberland Place, Phase II, Luton, Bedfordshire, LU1 3BW

SUMMARY

- Excellent location within Luton Town Centre.
- Planning permission for 154 private apartments (73x One-bed, 71x Two-bed and 10x Three-bed).
- No affordable housing or S.106 contribution.
- Vacant site.
- Commuting distance to London.
- Walking distance to Luton Train Station with direct services to London St Pancras.
- 200 metres from the University of Bedfordshire.
- Freehold for sale.

LOCATION

Luton is located 30 miles northwest of London. The town is located within Bedfordshire and has a population of 215,000. Within 20 miles are the surrounding towns of St Albans, Milton Keynes, Bedford, Stevenage and Watford. The University of Bedfordshire has a campus located in Luton.

DESCRIPTION

The site is a crescent shape comprising 0.4 acres (0.16 hectares). Most of the site is flat, with a slight slope in a north-easterly direction across its width. The site is vacant and is partially covered by concrete hardstanding. Previous uses were a repair garage and vehicle showroom. Since then the site has been cleared it was most recently used as a temporary car park.

SITUATION

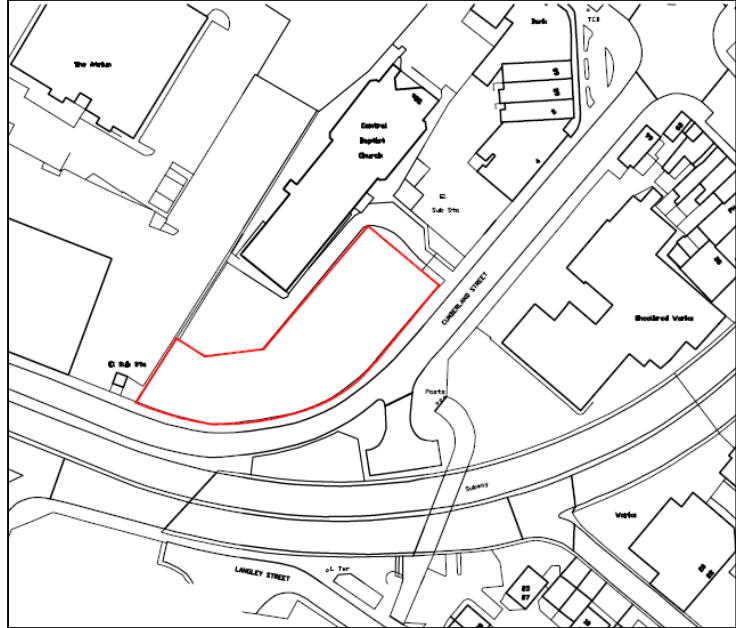
The site is situated on the northwest side of Cumberland Street, to the north of Park Viaduct (A505) dual carriage way, which forms the town's inner ring road. The site is bordered by Grosvenor Casino to the west, Central Baptist Church to the north and Cumberland Street to the south and east.

INFRASTRUCTURE

The town has excellent road, rail and airport infrastructure. Junction 10 of the M1 is located 1.6 miles to the south of the town. Luton and Luton Airport Parkway Train Stations, provide direct access to London St Pancras, with trains running every 10 minutes at peak times and journeys taking 30 minutes. Nearby London Luton Airport, flies to 154 destinations and transports 18m passengers per year.



CGI for indicative purposes only. Source: kdp Architects



Source: Ordnance Survey, Plotted Scale - 1:1250

GUIDE PRICE

Offers are invited via private treaty with a guide price of **£4,650,000**.

PLANNING

The site has full planning permission for the development of a 9 storey building, comprising 154 residential apartments with access, parking and associated development (20/00281/FUL). There is no affordable housing or S.106 requirement for the development.

The site also has planning permission for a 235 en-suite bedroom hotel under planning reference; 17/01745/FUL.

METHOD OF SALE

The property is for sale by private treaty. If a bid date is set in due course all parties will be notified. The Vendor is not obliged to take the highest or any offer received.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars. The site is to be sold subject to any Planning Scheme or Development Plan or Agreement, Resolution or Notice, which may or may not come into force and subject to any statutory provisions or byelaws, without obligation on part of the vendor to supply them.

TENURE & LEGAL

The property is offered Freehold and will be available with vacant possession. Each party to bare own legal costs.

VAT

We do not believe VAT is chargeable in addition to the purchase price.

VIEWINGS & FURTHER INFORMATION

Strictly by prior appointment with sole agents, Colliers International. For further information please contact:

Matthew Earnshaw

Direct: 020 7344 6561

Mobile: 07860 180317

Email: Matthew.Earnshaw@colliers.com

Edward Marsden

Direct: 020 7344 6606

Mobile: 07720 073226

Email: Edward.Marsden@colliers.com

James Burke

Direct: 020 7344 6964

Mobile: 07500 883391

Email: James.Burke@colliers.com



Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (01/2020) Colliers International is the licensed trading name of Colliers International Business Space UK LLP which is a limited liability partnership registered in England and Wales with registered number OC391631. Our registered office is at 50 George Street, London W1U 7GA.