

Dunstable Courthouse Site

Kingsway, Dunstable, LU5 4HE



Development Site For Sale

EXECUTIVE SUMMARY

- Brownfield site extending to approximately 2.08 acres (0.84 Ha)
- Situated in central Dunstable, adjacent to the Central Bedfordshire College
- Planning consent for 60 apartments over two blocks
- Block A comprising 42 private units, Block B comprising 18 affordable units
- Unconditional or subject to planning proposals invited.



Location

Dunstable is a market town and civil parish in Bedfordshire, located approximately 30 miles northwest of London. The town is well connected by road, with the A5 running through the town providing links to London & Birmingham and the M1 motorway is also nearby.

Luton and Leagrave railway stations provide links to London, the Midlands and the North and there is dedicated Busway network providing services from central Dunstable to Luton.

London Luton airport is a short drive from the town, offering connections to a range of domestic and international destinations making it convenient for both business and leisure travellers.

The site is situated in central Dunstable, adjacent to the Central Bedfordshire College to the east and north, and a large ASDA supermarket to the west and residential dwellings to the south.



Description

The subject site is largely square in shape and extends to approximately 0.841 hectares or 2.079 acres, and is comprised over two Land Registry titles, part of BD174912 and BD193196.

The Northern part of the Property was once the location of the Dunstable Magistrates Court which was demolished to slab level in 2017. The southern portion of the site was an ambulance station which has more recently been demolished to slab level.

Planning

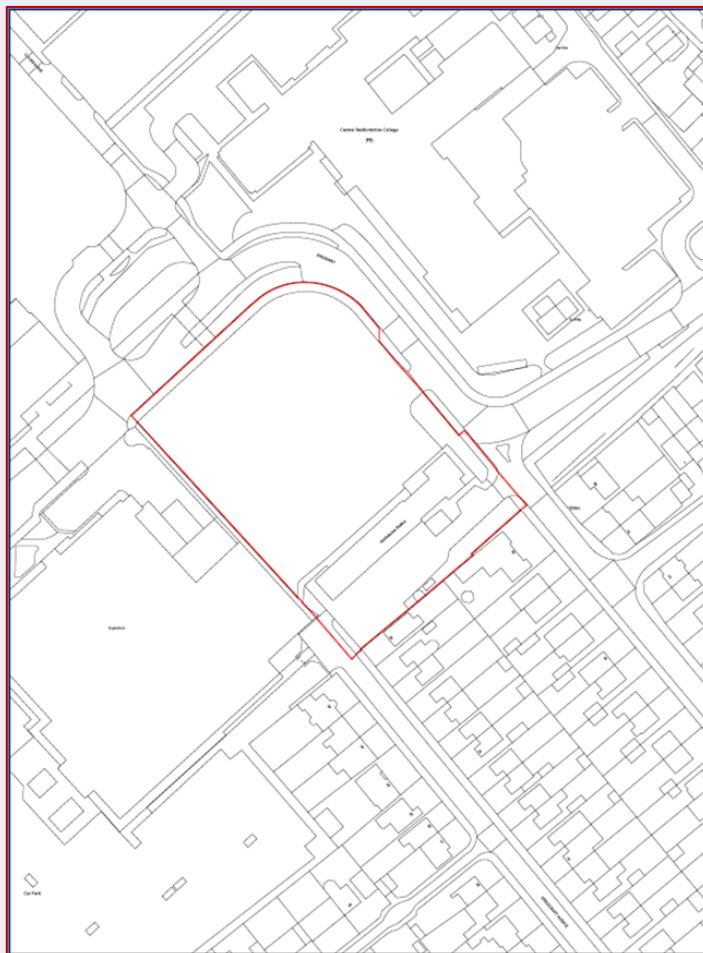
The site is within Central Bedfordshire Council jurisdiction.

Planning permission was granted 2nd August 2023 (reference CB/23/01159/REG3) for demolition of the former Ambulance centre and development of 60 market sale and affordable apartments in two blocks.

Notwithstanding the above consent, the Ambulance station was demolished under a separate consent (Ref CB/23/03711/REG3) and consequently the archaeological pre-commencement conditions within the main consent have not been addressed and investigations in this regard remain a consideration for the purchaser.

VAT

The site is not elected for VAT.



Easements, Wayleaves and Rights of Way

The land is offered subject to, and with the benefit or burden of all existing wayleaves and easements, whether or not specifically referred to in these particulars

Data Room

Access to a Data Room containing technical reports, Title information, plans, drawings and relevant planning information is available upon request.



Site layout of consented scheme



Method of Sale

Offers are invited for the freehold interest, with vacant possession, on an unconditional or subject to planning basis.

The Vendors do not undertake to accept the highest or indeed any offer. Informal tenders should be sent to tony.lockwood@struttandparker.com; bid date to be confirmed.

Viewings

Viewings should be arranged strictly by appointment with Strutt & Parker. Applicants should note that Strutt & Parker take no responsibility for any injury or accidents on the property. Viewers and visitors do so at their own risk.

Contacts

For more information and appointments to inspect please contact:

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CGI of consented apartment scheme

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