

Land Adjacent to 1B Roman Road, Leagrave



Residential Development Site

Site area
Approx. 0.13 acres

Guide Price:
£340,000

Residential development site for sale, with recent outline planning permission for three x 2 bed dwellings in Leagrave, Luton.

Note: Site outline is approximate

The Site

The site is approx 0.13 acres and is located on the edge the Luton suburb Leagrave, around 2 miles to the north-west of Luton town centre. The site has one converted building currently, with hardstanding for vehicles and access off Dordans Road. The site is also screened with trees along Roman Road. .

Surrounding area

The site is located within a residential urban area, with a number of different house types and styles within the vicinity. It is within easy walking distance of community facilities, and only 2 miles from Luton town centre. The site is a 10 minute walk to Leagrave train station with frequent trains to London.

The Proposals

The site has received outline planning consent on 20th October 2021 under application number 21/01199/OUT for the "Development of Land for residential purposes - erection of 3 two-bedroom, four person dwellings after demolition of existing converted outbuilding". Further drawings are available on request

Typical 2 bedroom 4 person dwelling 79m²



Street Scene A



SITE LOCATION; 1/1250



Street scene B

Sketches of the proposal



Site plan view



Site view



Site view

Tenure and Method of Sale

The land is to be sold freehold with vacant possession on completion. The approximate site boundary defined on the location plan is for illustrative purposes and the site purchaser will need to confirm the exact outline with their solicitors.

Viewings

Viewings are by appointment only. Please contact Optimis Consulting directly to arrange this.

Offers should be submitted to:

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