

Location Plan

Land at Crescent Road, Luton

Site area
Approx. 0.57 hectares

Expressions of interest are being sought from prospective purchasers for a brownfield site in the centre of Luton. The site was granted full planning permission in August 2022, subject to the completion of S106 for the delivery of 90 residential apartments and units.

The Site

The site is circa 0.57 hectares and is located to the east of Luton Train Station, within the ward of High Town. The site is bordered to the north and the east by existing residential properties, with commercial land uses located immediately south and west of the site. The site currently has a tenant, Blue Circle Parking Ltd until December 2023, thereafter one month's notice.

Surrounding area

The site is approximately 800 metres away from Luton Train Station, with services to a number of major stations including London St. Pancras, London Luton Airport and London Gatwick Airport. The site is walking distance to the bus interchange, and there are existing bus stops within close proximity to the site providing local service routes.



Existing Crescent Road site



EXPRESSIONS OF INTEREST



Luton is well served by a wide range of facilities. The area offers a vast range of amenities from retail units, restaurants, schools, leisure facilities expected from a large town, in addition to the Luton and Dunstable Hospital.

The Proposals

The site was granted full planning permission Ref. 21/00731/Ful, subject to the completion of a S106 agreement, at Luton Borough Council Planning Committee in August 2022. The Council approved the delivery of 90 residential units with car parking, cycle storage, landscaping, and amenities.

The consented scheme comprises 84no. 1, 2 and 3 bedroom apartments over two buildings and 6no. 4 bedroom semi-detached houses. The apartment blocks range from four to five storeys in height, with the tallest element on the site's northern boundary, and the houses are 3 storeys in height with amenity space and access on roof tops. Facilities such as a swimming pool, gym and sauna are also provided at basement level and high-quality public and private amenity space is delivered throughout the scheme.



Proposed Front Elevation
1:100



Proposed Side Elevation 1
1:100



Proposed Rear Elevation
1:100



Proposed Front Elevation
1:100



Proposed Side Elevation 1
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation 2
1:100



Proposed Side Elevation 2
1:100

EXPRESSIONS OF INTEREST

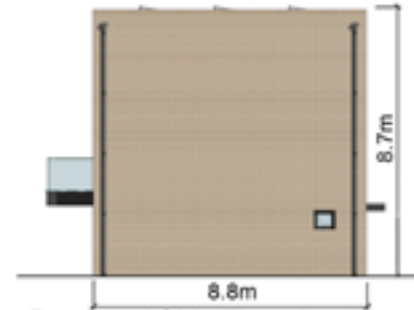
Elevations - Plots 1, 2, 5 & 6



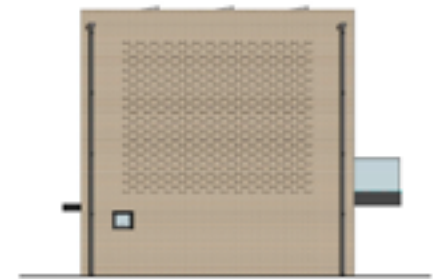
Proposed Front Elevation
1 : 100



Proposed Rear Elevation
1 : 100



Proposed Side Elevation 1
1 : 100



Proposed Side Elevation 2
1 : 100

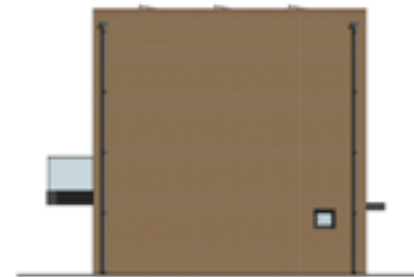
Elevations - Plots 3 & 4



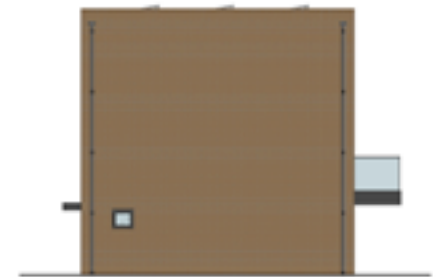
Proposed Front Elevation
1 : 100



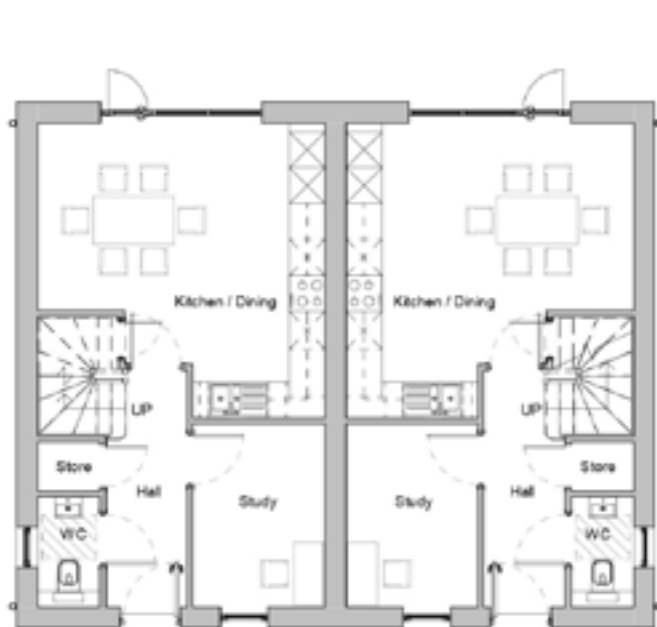
Proposed Rear Elevation
1 : 100



Proposed Side Elevation 1
1 : 100



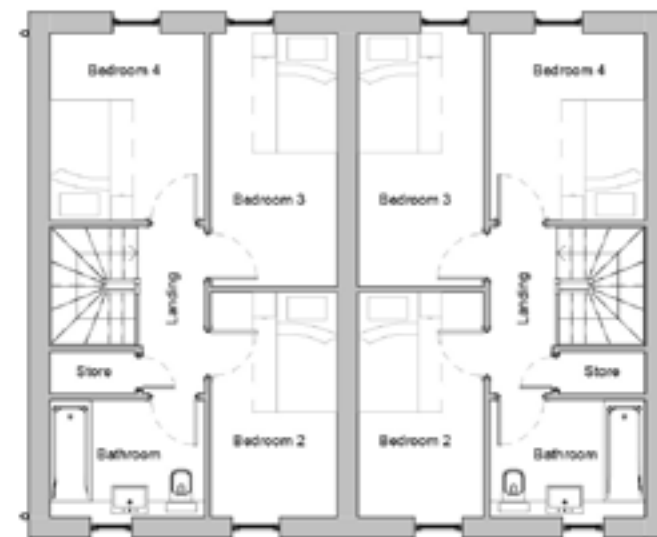
Proposed Side Elevation 2
1 : 100



Proposed Ground Floor Plan
1 : 100

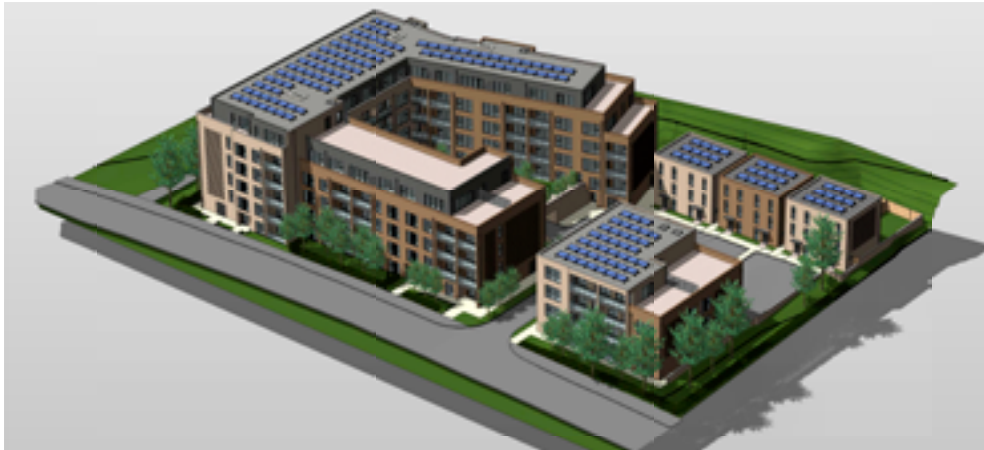


Proposed First Floor Plan
1 : 100

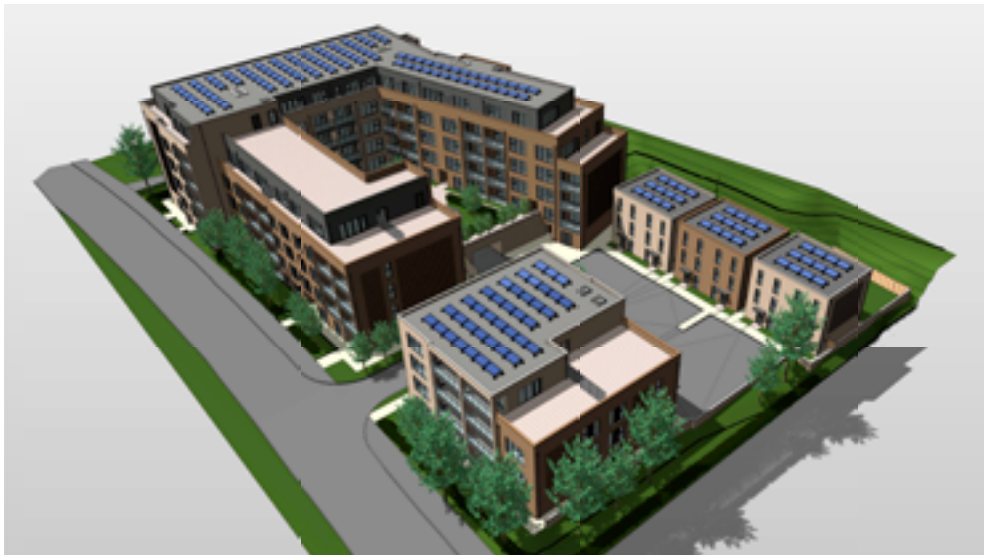


Proposed Second Floor Plan
1 : 100

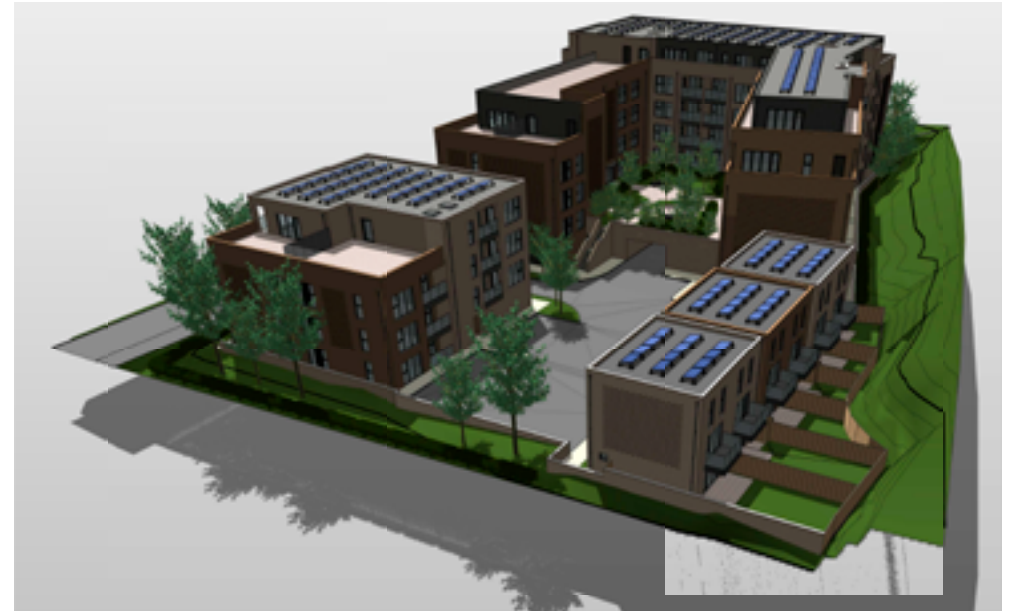
EXPRESSIONS OF INTEREST



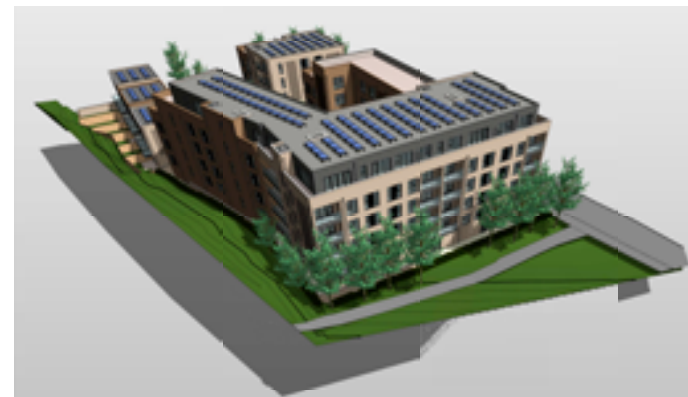
3D view 1



3D view 2



3D view 3



3D view 4



Proposed Front South West Street Elevation
1 : 200



Proposed Rear North East Street Elevation
1 : 200



Proposed Side South East Street Elevation
1 : 200

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. All proposals will be considered by the owners.

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