

LAND FOR SALE



Approximate site outline

## **118-122 Ashcroft Road, Stopsley, Luton**

**Guide Price: POA**

**Site area  
Approx. 0.8 acres**

**RESIDENTIAL DEVELOPMENT  
OPPORTUNITY**

**Offers are being sought from  
prospective purchasers for a  
development opportunity in  
Stopsley, Luton**

### **The Site**

The site is circa 0.8 acres and is located off Ashcroft Road. The site is just a few minutes' walk from Stopsley's shops and amenities including the Inspire Luton: Sports Village. There is also a regular bus service on your doorstep.

The site currently includes one detached house and two semi-detached bungalows. Ashcroft Road has a mix of residential housing and consists predominantly of houses.



Drone view of the site

### Surrounding area

Stopsley is an area in north-east Luton with many local facilities, such as shops, a doctor's surgery, restaurants and other local amenities and sporting facilities. It is located a 30-minute walk from the Centre of Luton, providing further shops, restaurants, places of worship, museums, parks and other amenities, as well as a central train station, with direct train links into London St Pancras which take approximately 30 minutes and run regularly throughout the day. It is also a short drive from the historic market town of Hitchin. There are direct bus services to London Luton Airport, which take approximately 10 minutes and run regularly. Other large attractions are within easy driving distance, including Whipsnade Zoo and Woburn Safari Park, both of which are within a half hour drive.

### The Proposals

The development opportunity may be suitable for a range of residential uses including private sale, retirement and care facilities.

The potential purchaser will need to undertake an initial review for the site's capacity.

Offers will be sought on an unconditional or subject to planning basis.



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 RTM Land Consultancy Limited directly to arrange a viewing.

### Justin Wickersham

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