

FOR SALE FREEHOLD - OFFERS INVITED

LAND ADJACENT TO THE EWE & LAMB, 140 LUTON ROAD, DUNSTABLE, BEDFORDSHIRE, LU5 4LE



- Potential residential or commercial development opportunity (STP) located adjacent to the Ewe & Lamb public house in Dunstable
- Prominent frontage onto Luton Road (A505) which has a daily traffic flow of around 30,000 vehicles
- Site area of c. 0.16 of an acre
- Freehold unconditional and conditional offers invited (STP)
- Likely to be of interest to local/regional developers, builders and investors

Location

The parcel of land sits adjacent to the Ewe & Lamb public house on the busy A505 Luton Road, a key arterial route providing direct access into Dunstable town centre which is around 1 mile west of the site. Daily traffic flows are understood to be around 30,000 vehicles.

The surrounding area comprises of a mix of residential and commercial uses and the site is likely to be of interest to local/regional developers, builders and investors.

Property Description

The parcel of land comprises a large tarmacked car park and is c. 0.16 of an acre in size.

Tenure

Freehold. The site is held under Title Number BD334575 and the Title Plan is included on page 4.

Planning & Development

We have been advised that the site is not in a flood zone, the adjoining properties are not listed, nor is the site in a conservation area. However, all parties must satisfy their own enquiries.

Central Bedfordshire Council:
<https://www.centralbedfordshire.gov.uk/planning/>

Highways

Access is currently obtained from Woodford Road which is just off Luton Road (A505). Prospective purchasers should undertake their own investigations to ensure the access is adequate for the proposed development.

Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

VAT

VAT is applicable on the sale of the site.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



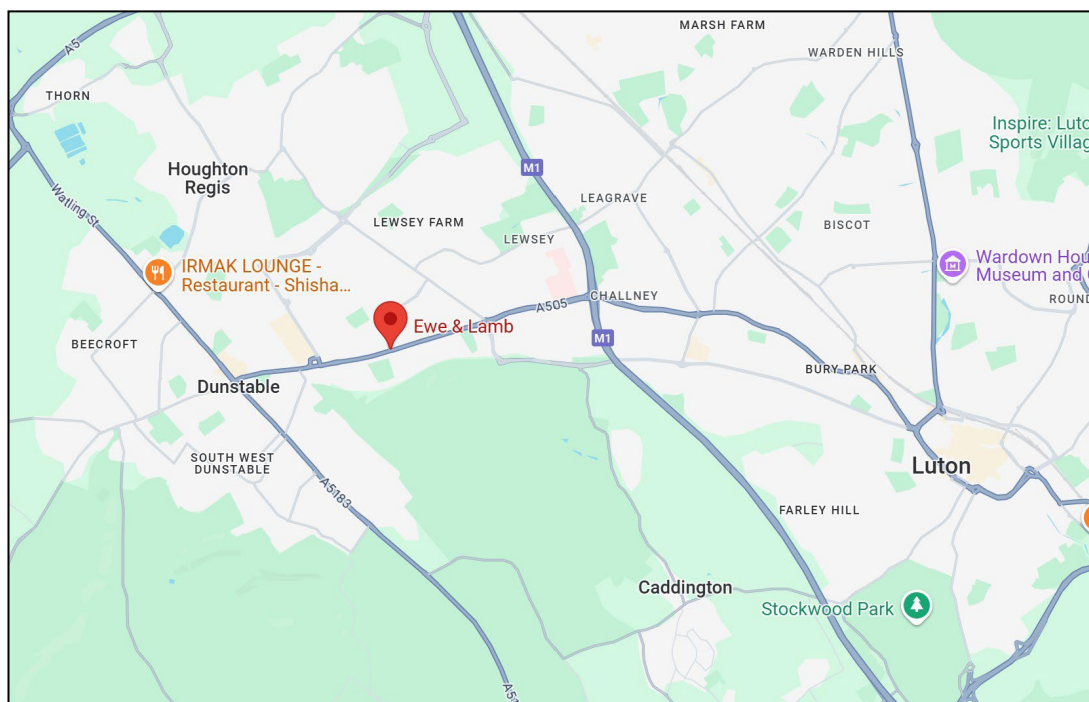
Contact: Jack Sinclair
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Email: jack@wtsccommercial.co.uk



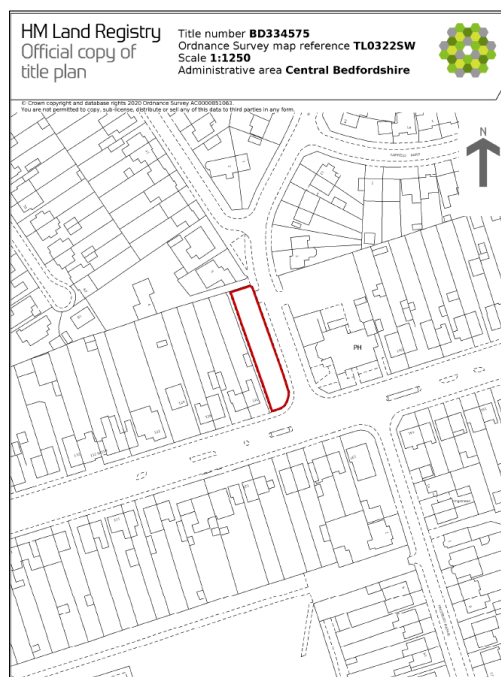
Contact: Richard Tole
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Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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Our Services & Offices

