



Linden Road, Luton



Luton



Commercial  
Development



5185 sq.ft



Asking Price £875,000



## Executive Summary

Venture Commercial are proud present this rare opportunity to purchase a spacious development site measuring 5,182 sq. ft (approx.) with planning permission to erect a beautifully presented self contained two storey, 2 bedroom flat with access to the ground floor which once built will be attached to the existing 4 bedroom house (under planning reference 20/00640/FUL).

The Property also benefits from planning to convert the property to include a detached steel framed workshop measuring 1,650 sq. ft alongside office space with ancillary yard space and parking to the rear of the property.

This unique Property could after light refurbishment and development offer a modern, spacious and highly desirable family home in a very popular location which could be finished to the highest standard with a separate self-contained two bedroom flat to the side and a workshop / storage unit to the rear. The Property is ideal for a large or extended family, property developer or for someone who would like to operate their business from the grounds of their home.

Contact Venture Commercial now for more information and to arrange a viewing.

## Property Short Description

Spacious development site with an existing 4 bedroom detached residential dwelling and workshop. The Property benefits with planning permission to erect a self contained 2-bedroom flat and refurbish the property to provide a workshop with office space to the rear of the property.



## Location

The Property is located in the very popular and desirable area of Leagrave, Luton and is in close proximity to Leagrave train station which has direct access to Central London in under 40 minutes. The Property is also within a short distance of the M1 providing motorway access to London and The North.



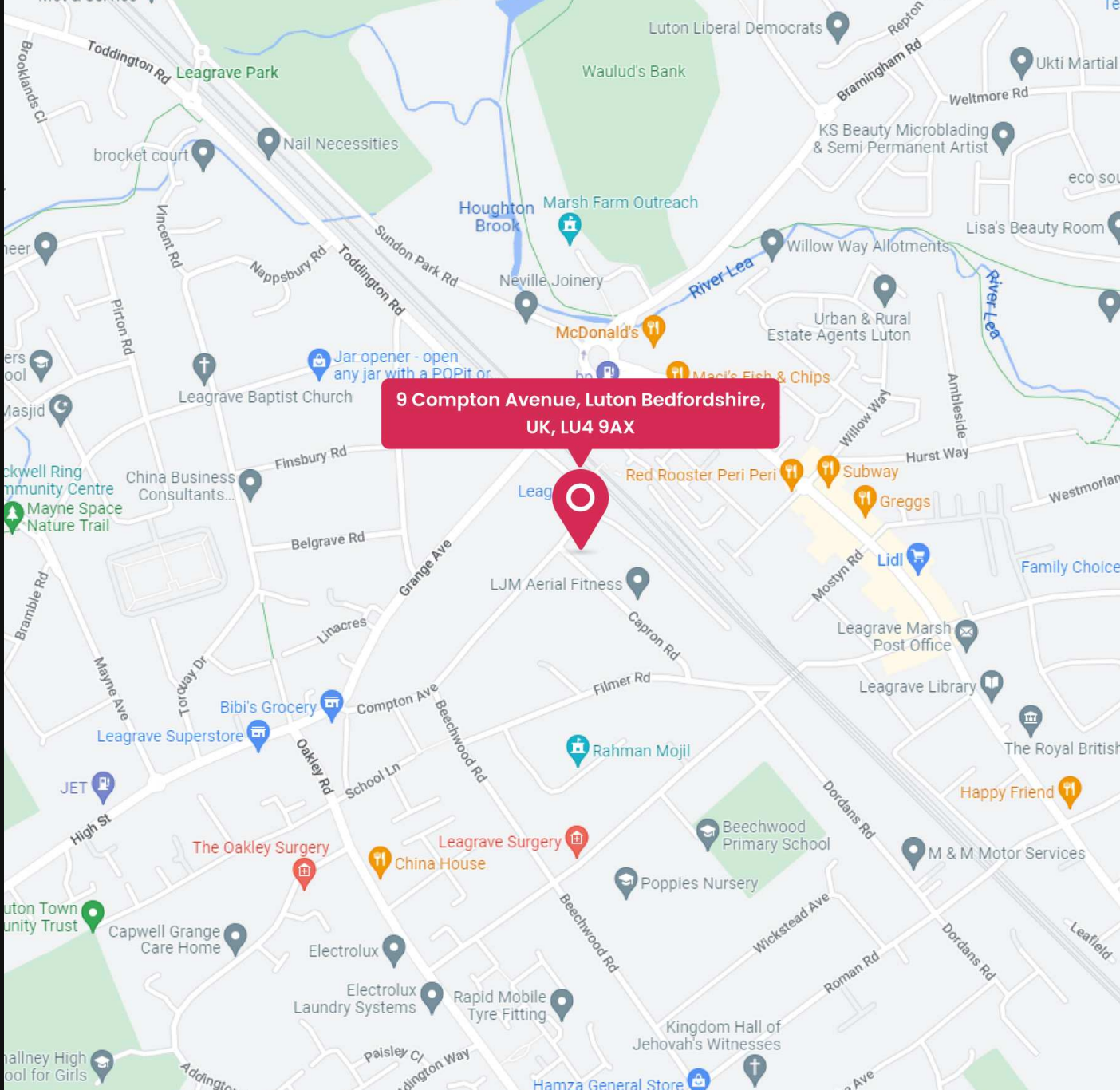


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#### Disclaimer

\*The particulars, description and measurements contained within this brochure are to be used as a guide only and do not form part of any offer or contract. Any prospective party should not rely on any representations provided and shall satisfy themselves by undertaking their own due diligence, survey and inspection. Unless otherwise stated, all figures quoted are exclusive of VAT.