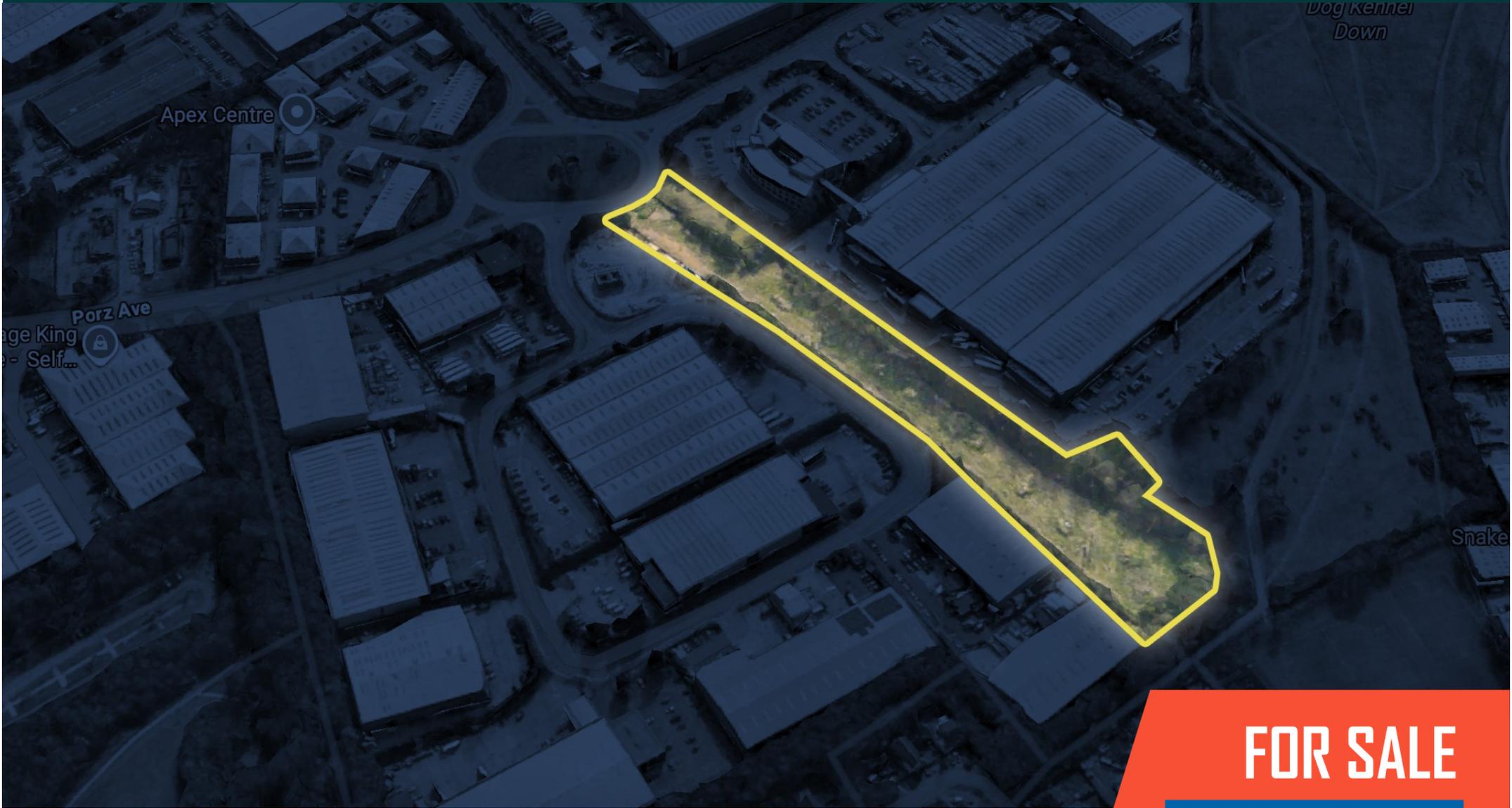


BOSCOMBE ROAD | DUNSTABLE | BEDFORDSHIRE



POTENTIAL DEVELOPMENT LAND

3.13 Acres / 1.27 Hectares / EV Charging / Solar Farm / Low Density Commercial / STPP

FOR SALE

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk

Location

The site is situated off the roundabout at the junction of Porz Avenue and Boscombe Road in Dunstable, Bedfordshire. The surrounding area can be considered Dunstable's principle industrial district. The site is well connected to various arterial routes and key locations including the following:

- **M1 J11A** = 1.97 miles
- **M1 J11** = 2.01 miles
- **A505 (to Luton)** = 0.58 miles
- **A505 (to Leighton Buzzard)** = 0.58 miles
- **A5 (to Milton Keynes)** = 1.82 miles
- **Dunstable Town Centre** = 0.73 miles
- **Luton & Dunstable Hospital** = 1.85 miles
- **London Luton Airport** = 5.95 miles

Description

The site extends to approximately 3.13 acres (1.27 hectares) of undeveloped land. Subject to planning permission, the site may be suitable for EV charging, a solar farm or low density commercial development.

Terms

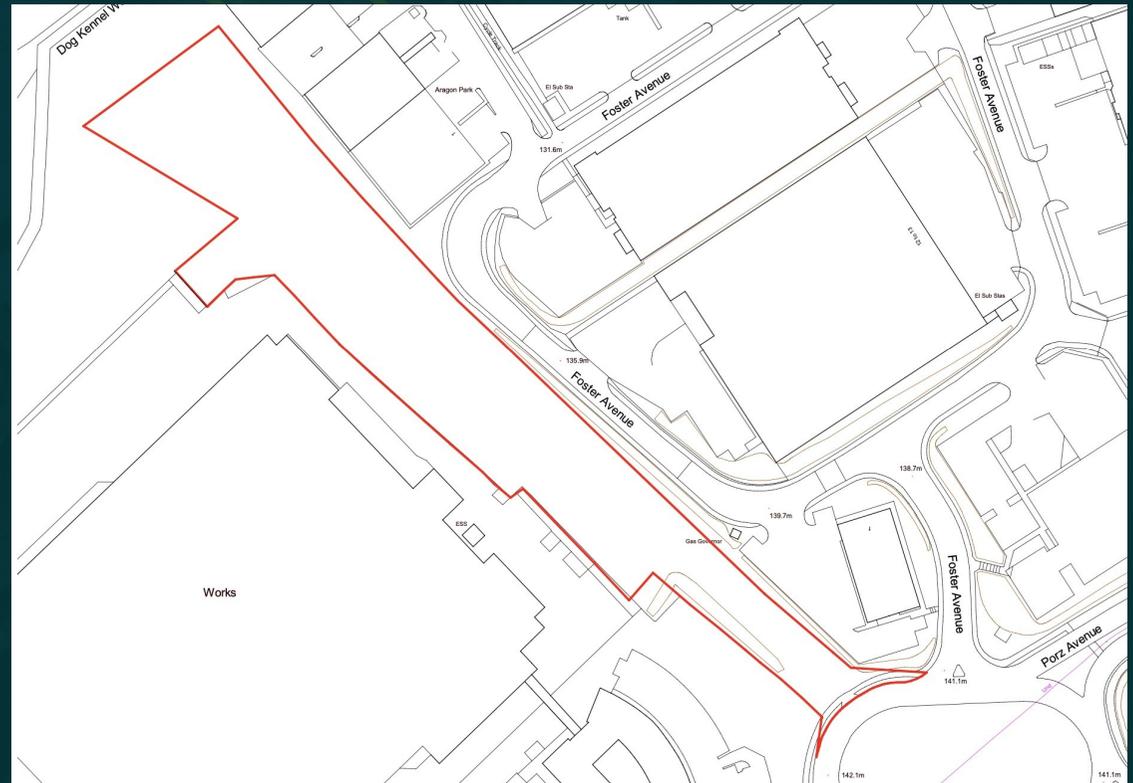
The site can be sold on a subject to planning permission basis or unconditionally for **£500,000**.

Legal Costs

Each party is to bear its own costs incurred.

VAT

Plus VAT at the appropriate rate, if applicable.



Viewings

To arrange a viewing and for further information, please contact sole selling agency S.R. Wood & Son Ltd.

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