

BOSCOMBE ROAD | DUNSTABLE | BEDFORDSHIRE



INDUSTRIAL DEVELOPMENT LAND

3.13 Acres / 1.27 Hectares / Planning Submitted - 10 Units (23,730 sqft)

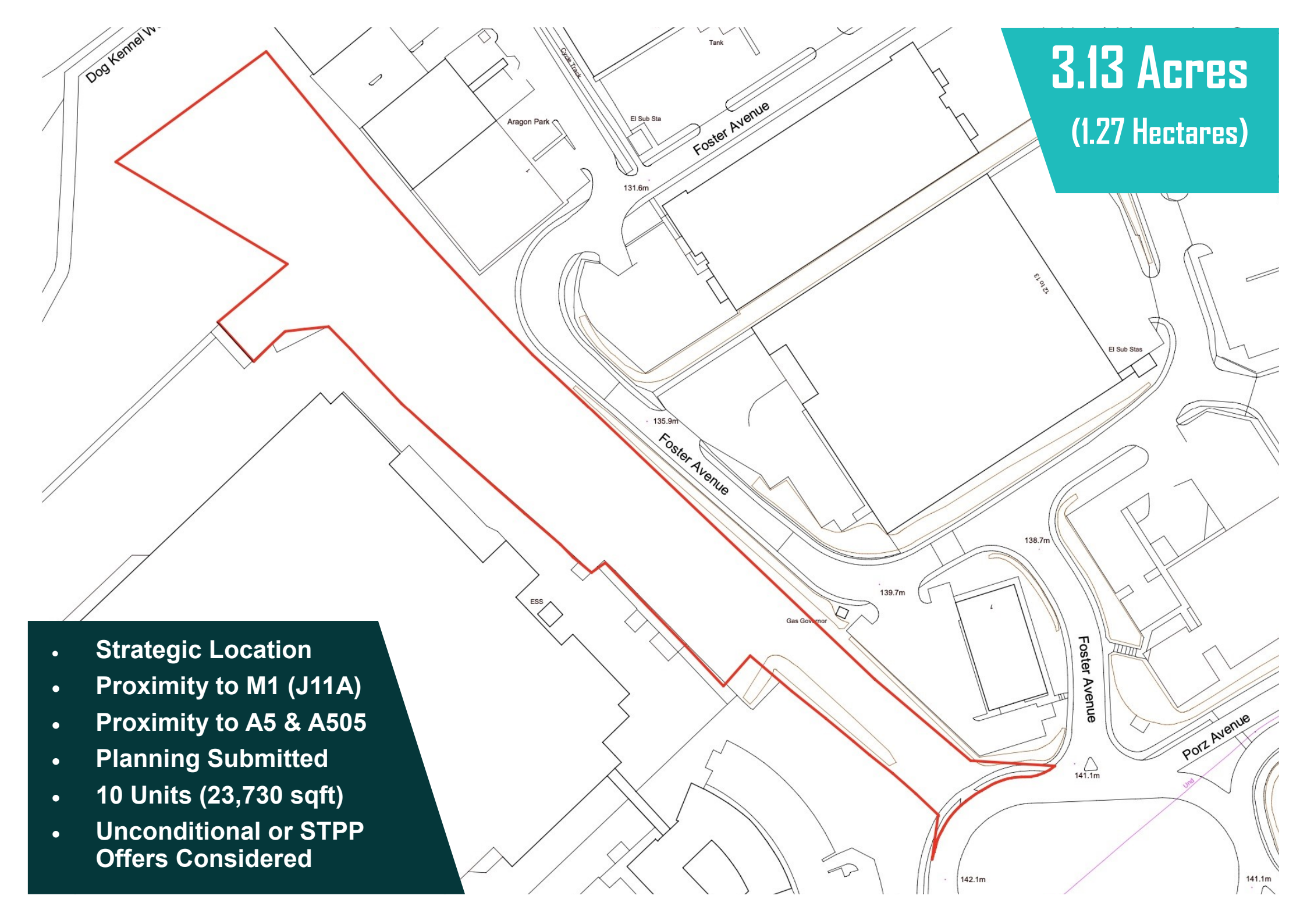
FOR SALE

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk

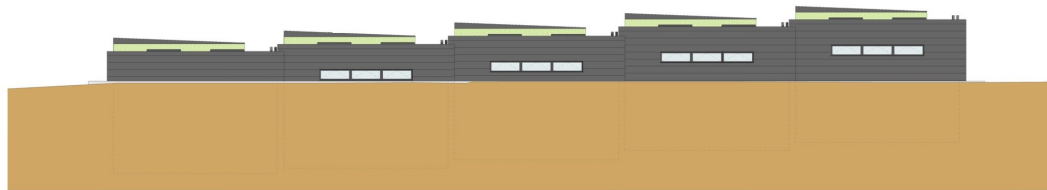
A detailed site plan map showing a 3.13-acre (1.27 Hectares) plot outlined in red. The plot is situated along Foster Avenue, which runs diagonally from the top left to the bottom right. To the north of the plot is Aragon Park and a cycle track. To the east, there are two 'El Sub Sta' (electrical substation) locations and a 'Gas Governor'. The map also shows other streets: Dog Kennel Way to the west, and Porz Avenue to the south. Elevation points are marked with values like 131.6m, 135.9m, 138.7m, 139.7m, 141.1m, and 142.1m. A teal banner in the top right corner contains the area information.

3.13 Acres
(1.27 Hectares)

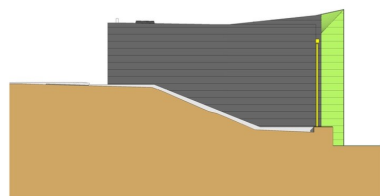
- Strategic Location
- Proximity to M1 (J11A)
- Proximity to A5 & A505
- Planning Submitted
- 10 Units (23,730 sqft)
- Unconditional or STPP Offers Considered



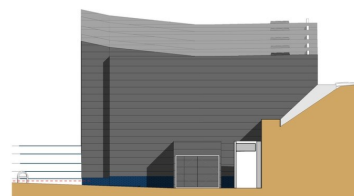
1 Units 1-5- Proposed Front Elevation
1:100



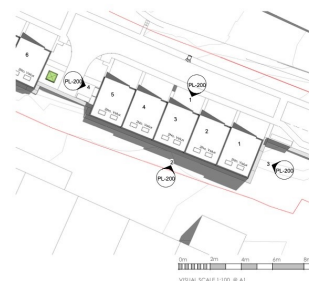
2 Units 1-5- Proposed Rear Elevation
1:100



3 Units 1-5- Proposed Side Elevation 1
1:100



4 Unit 1-5- Proposed Side Elevation 2
1:100



Description

The site extends to approximately 3.13 acres (1.27 hectares) of undeveloped land. A planning application has been submitted for an industrial/logistics scheme comprising 10 units, each of 2,373 sqft (220.50 m²), clearly providing a total floor area of 23,730 sqft (2,205 m²). The scheme will also provide for parking bays (including those for HGVs), a cycle store, new trees and shrubbery.

Terms

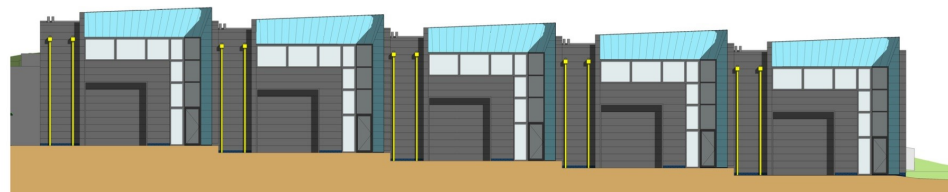
The application site can be sold on a subject to planning permission basis or unconditionally for **£2,000,000**.

Legal Costs

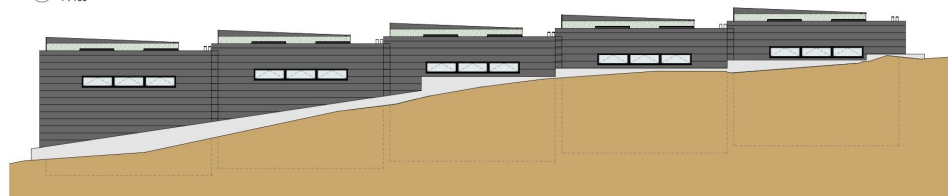
Each party is to bear its own costs incurred.

VAT

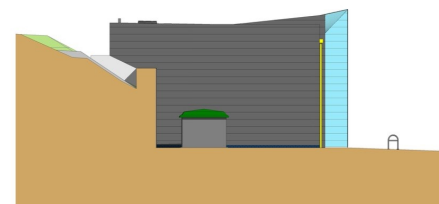
Plus VAT at the appropriate rate.



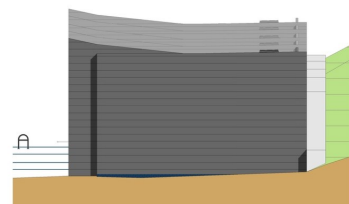
1 Units 6-10- Proposed Front Elevation
1:100



2 Units 6-10- Proposed Rear Elevation
1:100



3 Units 6-10- Proposed Side Elevation 1
1:100



4 Units 6-10- Proposed Side Elevation 2
1:100



Viewings

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

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