



Not to scale. For illustrative purposes only

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9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01908 030127 F: 01604 232627  
<https://www.auctionhouse.co.uk/bedsandbucks>



## Garage Block & Land at, Limbury Road, Luton, Bedfordshire, LU3 2PL



### For Auction, Guide £30,000+

**\*\* FOR SALE BY AUCTION ON WEDNESDAY, 13th AUGUST 2025 COMMENCING AT 1PM**

**\*\* SALE VIA A LIVE-STREAMED AUCTION \*\* GUIDE PRICE £30,000+ \*\* VIEWINGS BY APPT \*\* PLEASE CALL TO DISCUSS \*\*** We are delighted to offer this rare opportunity to buy a plot of land that comprises a block of five garages and a carport. The land also provides private parking for numerous vehicles and has double gated access to the front. This could service a multitude of purposes including classic car and vehicle storage. There may also be some development potential as this size of plot indicates there may be some scope to build a single or pair of dwellings in place of the garages. **WE WOULD ENCOURAGE ALL PROSPECTIVE BIDDERS TO MAKE THIER OWN EQUIRIES AND INVESTIGATIONS TO EXPLORE SUCH POTENTIAL.** Situated in a pleasant residential area in the LU3 district of Luton, within easy reach of local amenities and the M1 Motorway.

**TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:**  
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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## DETAILS



### GARAGE ONE

15'8 x 13'5

With up and over door and further entrance door

### GARAGE TWO

15'8 x 8

With up and over door



### GARAGE THREE

15'8 x 8

With up and over door

### GARAGE FOUR

15'8 x 8

With up and over door

### GARAGE FIVE

15'8 x 8

With up and over door

### CARPORT

15'8 x 7'10

Of timber frame construction

## ACCESS

There are double gates to the front and the entrance to this land is positioned in between numbers 72 & 74 Limbury Road



## COUNCIL TAX

N/A



## SERVICES

We are not aware of any services connected to this land

## PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £3500 plus vat (£4200)



## HOW TO GET THERE



DOISA/3006SA0117

For further information on viewing call 01908 030127