



Not to scale. For illustrative purposes only

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



For Auction, Guide £30,000+

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS **** 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)

9 Westleigh Office Park, Northampton, NN3 6BW

T: 01908 030127 F: 01604 232627

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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 be 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