

Est. 1981

# S.R. Wood & Son Ltd

Valuers • Surveyors • Estate Agents • Commercial Property Specialists

**BOSCOMBE ROAD/PORZ AVENUE**  
**DUNSTABLE, BEDFORDSHIRE**  
**LU5 5UL**

**YARD/DEVELOPMENT SITE**

**FOR SALE**



**3.13 ACRE**  
**1.266 HA**

**LOCATION**

The site is accessed off the roundabout joining Boscombe Road and Porz Avenue. It has very good road links to the M1, Junction 11, and especially Junction 11a. The M1/M25 intersection is 16 miles away.

**DESCRIPTION**

Our clients are currently seeking a planning consent to create a new industrial estate.

**TERMS**

The site can be sold on a subject to planning permission basis or unconditionally for £2,347,500.

**LEGAL COSTS**

Each party to bear their own legal costs incurred.

**VAT**

We are advised V.A.T. is applicable.

**VIEWING**

For further information please contact sole selling agency S R Wood & Son Ltd. Tel. 01582 401 221.

16/02/2021

Ref: boscombeporz yard

**70-78 Collingdon Street • Luton • LU1 1RX**

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