

STRATEGIC LAND INVESTMENT

Houghton Regis, Bedfordshire, UK



Investment Opportunity: Two Fold Opportunity

Our latest strategic land investment site is close to Houghton Regis, Bedfordshire. On successful allocation of the site for residential use, it is projected that the plot owners will enjoy in excess of £55,000 net returns over a 12 - 24 month period. This equates to approximately an annualised return 22% upwards.

Site and Location

The site is located to the northeast of Houghton Regis, in an area that is considered an area of urban expansion. Houghton Regis is a historic town sandwiched between the nearby and larger towns of Luton, five miles to the south east, and Dunstable, three miles to the south.

The site extends to 4.25 acres and was formally occupied by a garden centre that was open to the public, but which has now closed. There are a number of small workshop buildings on the site along with hard-standing areas for parking. The southern area of the site is mostly unused grass land. The site is bounded by agricultural land to the north and east, by Sundon Road to the northwest, and by playing fields associated with an Education Centre to the south, together with a small portion of woodland.

Planning Report

In 2004 Central Bedfordshire Council adopted the Local Plan Review which designates the site as Green Belt, policy GB1. The council is in the process of producing a new plan has been working with neighbouring Luton Council to produce a joint Core Strategy. In 2011 they submitted their joint Core Strategy for examination. Within the submitted document, the site formed part of a larger area that is identified for a major urban extension of up to 7000 dwellings, policy CS6. The document proposes the site be taken out of the greenbelt along with 700 acres controlled by a consortium. The government has committed funding for two major roads in the area that would relieve Houghton Regis town centre of traffic and would encourage development growth.

The submitted Core Strategy has since been withdrawn from its examination stage. This was the result of concerns by Luton Council about developments in their area and did not relate to this scheme. Central Bedfordshire will now progress alone to produce a Core Strategy just for their district. A formal timetable is now available and the Central Bedfordshire Core Strategy will be published in May 2012. This will continue to include the preferred option for growth to the north of Houghton Regis. The council have in fact recently employed an officer specifically to deliver the scheme. Our initial discussions with the officer have been positive and focused on the timing and process to deliver development of the site.

The site will either be developed with the major consortium or it has the potential to come forward independently as an early release.

Timelines

May 2012

Consultation on draft Core Strategy document

June 2012

Consortium publish draft master plan for North of Houghton Regis

September 2012

Consortium submit planning application for Phase I of around 5,000 dwellings. Possible planning application for our site in parallel with larger scheme

May 2013

Submission of Core Strategy to Secretary of State

Spring/Summer 2013

Decision to planning application

Summer 2013

Anticipated sale of the site

End of 2013

Adoption of Core Strategy

Site Facts

Launch offer: £42,500 subject to increase

Timeline: 12-24 months

Total expected return: £55,000 and above

Approx size: 250 sqm

Region: Houghton Regis, Bedfordshire

Tenure: Freehold

- M1 Junction—3.5 miles
- A5 Junction—2.2 miles
- Luton Airport—7.6 miles
- Houghton Regis Town Centre—1.2 miles
- South Bedfordshire Golf Club—6.1 miles
- Leagrave Railway Station—2.1 miles

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Aerial Map



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Houghton Regis Site Map

