FOR SALE • FREEHOLD

NAPIER GATEWAY: PHASE 3 & 4

KIMPTON ROAD,
LUTON,
LU2

ON BEHALF OF JOINT-FIXED CHARGE RECEIVERS



CGI IMAGE

1.64 acres of cleared land with planning permission for a 209-bed hotel and a Medical Wellbeing Centre, forming Phase 3 & 4 of a wider scheme.

The remainder of the development scheme (Phase 1 & 2) allows for two blocks of flats comprising 685 dwellings, plus a gym and commercial space. Planning for the overall development commenced with the construction and completion of Phase 1.

There is potential to develop and complete the extant planning for a hotel and medical centre or to obtain planning for other uses, subject to a new planning application.



CGI IMAGE



CGI IMAGE

EXECUTIVE SUMMARY

- Freehold, cleared parcel of land with planning permission for a 209-bed hotel, a medical wellbeing centre along with 229 parking spaces, totalling 13,820 sqm (148,758 sqft). The proposed structure will range from 10-15 stories

- Extant Planning Consent (Ref: 16/00900/FULEIA) for "Erection of 685 flats comprised of 424 one bedroom and 261 two bedroom units, Retail and Leisure (Class A1-A5 / D2), Hotel comprising of 209 bedrooms, conferencing and banqueting facilities (Class C1), Medical Wellbeing Centre (Class D1) together with landscaping, car parking, new access and associated works"

- Currently being used for car parking

- Potential to use the bulk and massing of the existing consent for other uses, subject to the necessary planning applications

- Directly opposite Luton Parkway station (Thameslink & East Midlands Railway), offering excellent connection to Central London (24 mins), Bedford, (18 mins), St Albans (13 mins), Brighton (1hr 52 mins) and Gatwick (1hr 18 mins). Luton Airport can also be accessed via the same terminal, using the Dart funicular service. (Source: Google Maps)

- Benefit of a Lease to Airport Parking Luton Limited until 22/12/2029 at a passing rent of £100,000 per annum (subject to a six-month break clause)

- For Sale Freehold on behalf of Joint Fixed-Charge Receivers



LUTON TOWN HALL

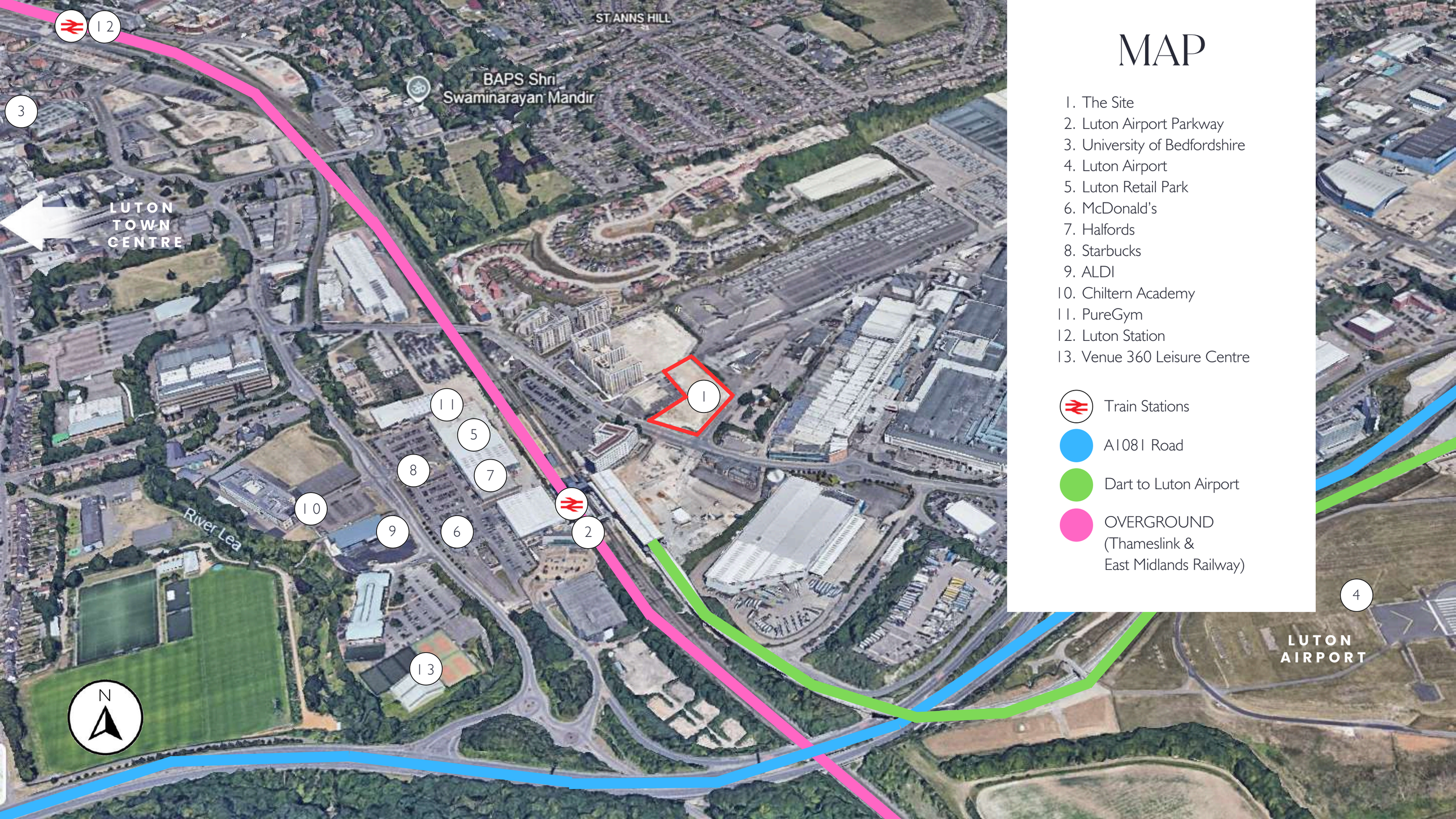
LOCATION & TRANSPORT

Phases 3 & 4 of the wider Napier Gateway Development is situated approximately 1.5km (0.9 miles) east of Luton Town Centre. Situated on Kimpton Road (A505), Junction 10 of the M1 is 3.8km (2.4 miles) to the south, providing routes towards London and the North of England.

Luton Airport Parkway Station is located 0.16 km (0.1 miles) to the south of the site. From here, destinations including, but not limited to, Brighton (1h 52 mins), London St Pancras International (24 mins) and Bedford (18 mins) can be reached. The Airport Dart service can also be accessed from here, taking you to Luton Aiport in 4 minutes.

Directly adjacent to the site, there are a number of bus stops along Kimpton Road, providing regional services to Hatfield (X10), Stevenage (101) and Milton Keynes (X1).

Luton Retail Park is nearby (0.8km/0.5mi), and hosts notable High-Street brands such as Aldi, PureGym, McDonald's and Halfords. Chiltern Academy Secondary School is also 0.9km (0.6 miles) away from the site.



MAP

1. The Site
2. Luton Airport Parkway
3. University of Bedfordshire
4. Luton Airport
5. Luton Retail Park
6. McDonald's
7. Halfords
8. Starbucks
9. ALDI
10. Chiltern Academy
11. PureGym
12. Luton Station
13. Venue 360 Leisure Centre

Train Stations

A1081 Road

Dart to Luton Airport

OVERGROUND
(Thameslink &
East Midlands Railway)



CGI IMAGE OF HOTEL

PLANNING PERMISSION

The site, which totals 0.66 ha (1.64 acres) forms part of the Napier Gateway site, which itself forms the front parcel of the overall Napier Park re-development of the previous Vauxhall Motors site.

The Napier Gateway site benefits from planning consent (Ref: 16/00900/FULEIA) for "Erection of 685 flats comprised of 424 one bedroom and 261 two bedroom units, Retail and Leisure (Class A1-A5 / D2), Hotel comprising of 209 bedrooms, conferencing and banqueting facilities (Class C1), Medical Wellbeing Centre (Class D1) together with landscaping, car parking, new access and associated works". Phase 3 and 4 comprises the hotel, conferencing and banqueting facilities and the Medical Wellbeing Centre, along with 229 car parking spaces within the buildings.

The proposed Medical Centre will comprise 32 consulting rooms, 34 medical ward rooms and 4 operating theatres plus ancillary space and occupies 10 stories, with a GIA of 4,613 sqm (49,652 sqft). The Hotel and Conferencing building will offer 209 bedrooms, banqueting/conference facilities and bar/lounge areas over a total of 15 stories, with a GIA of 9,207 sqm (99,104 sqft).

There is potential to use the extant bulk and massing of the existing planning consent to obtain permission for different use classes such as PBSA, Co-Living, BTR or straightforward residential use, subject to the necessary planning applications.



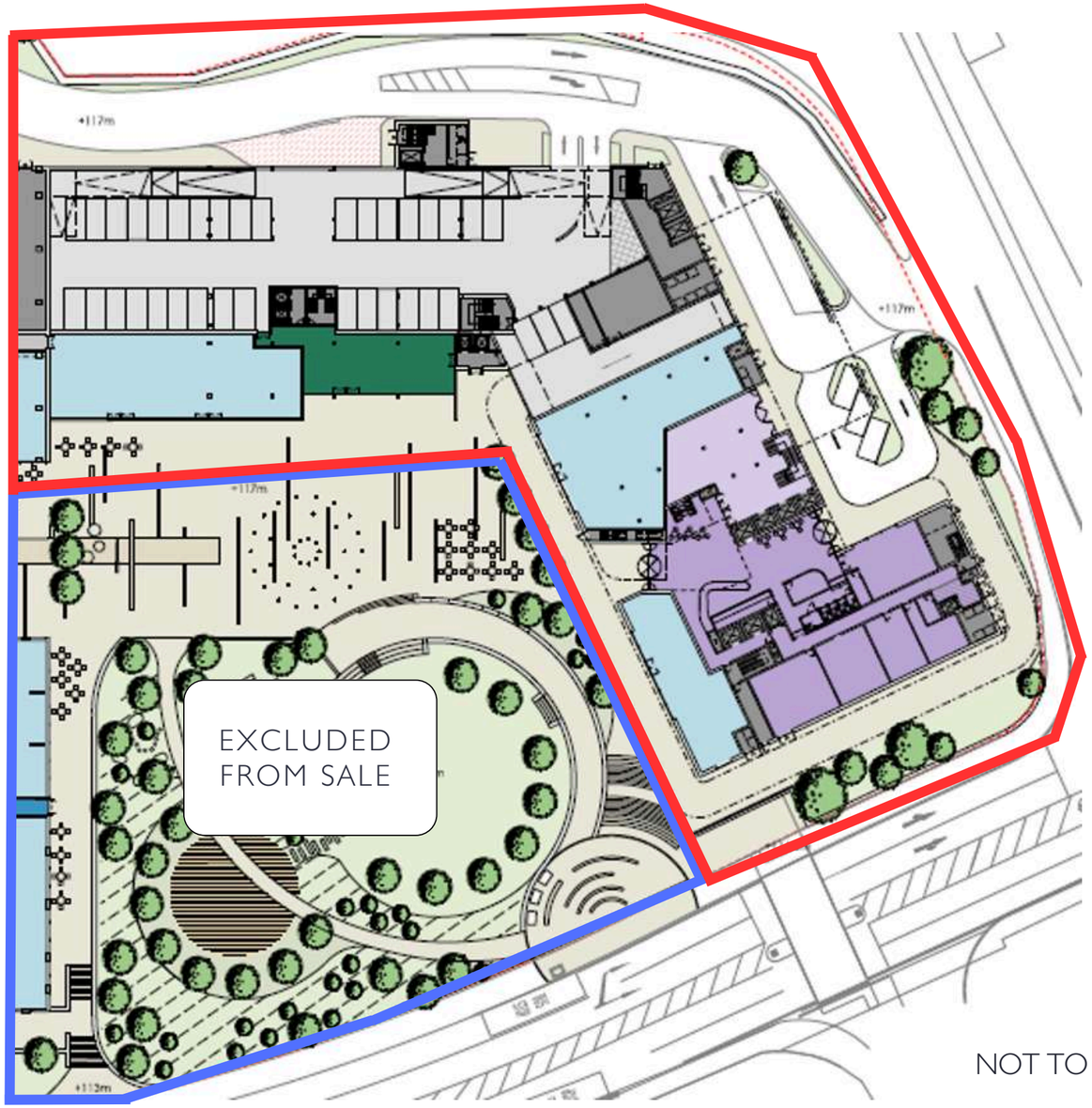
EXISTING SITE



EXISTING SITE

SITE PLAN

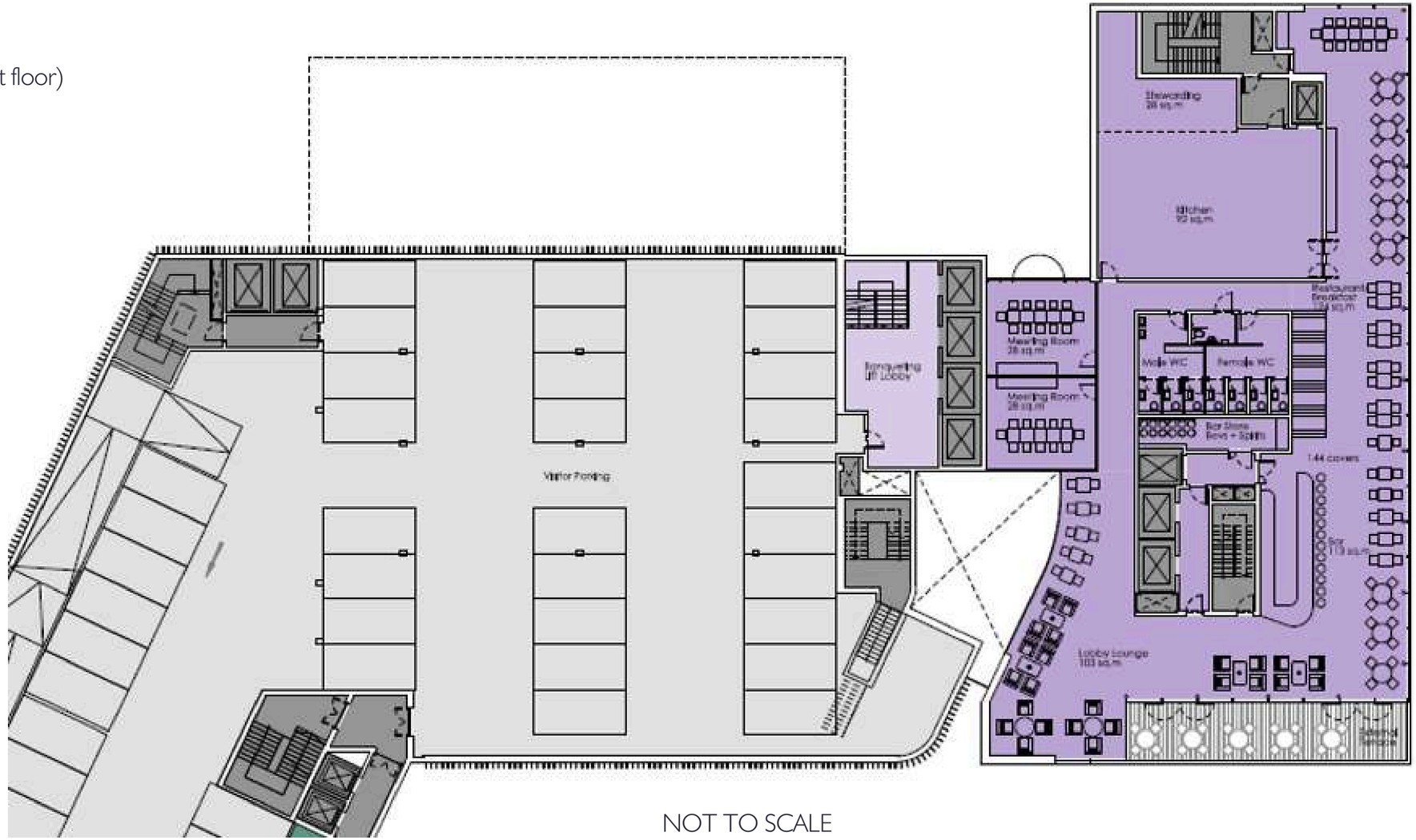
Layout of Phase 3 & 4
(excluding the communal grounds)



NOT TO SCALE

HOTEL

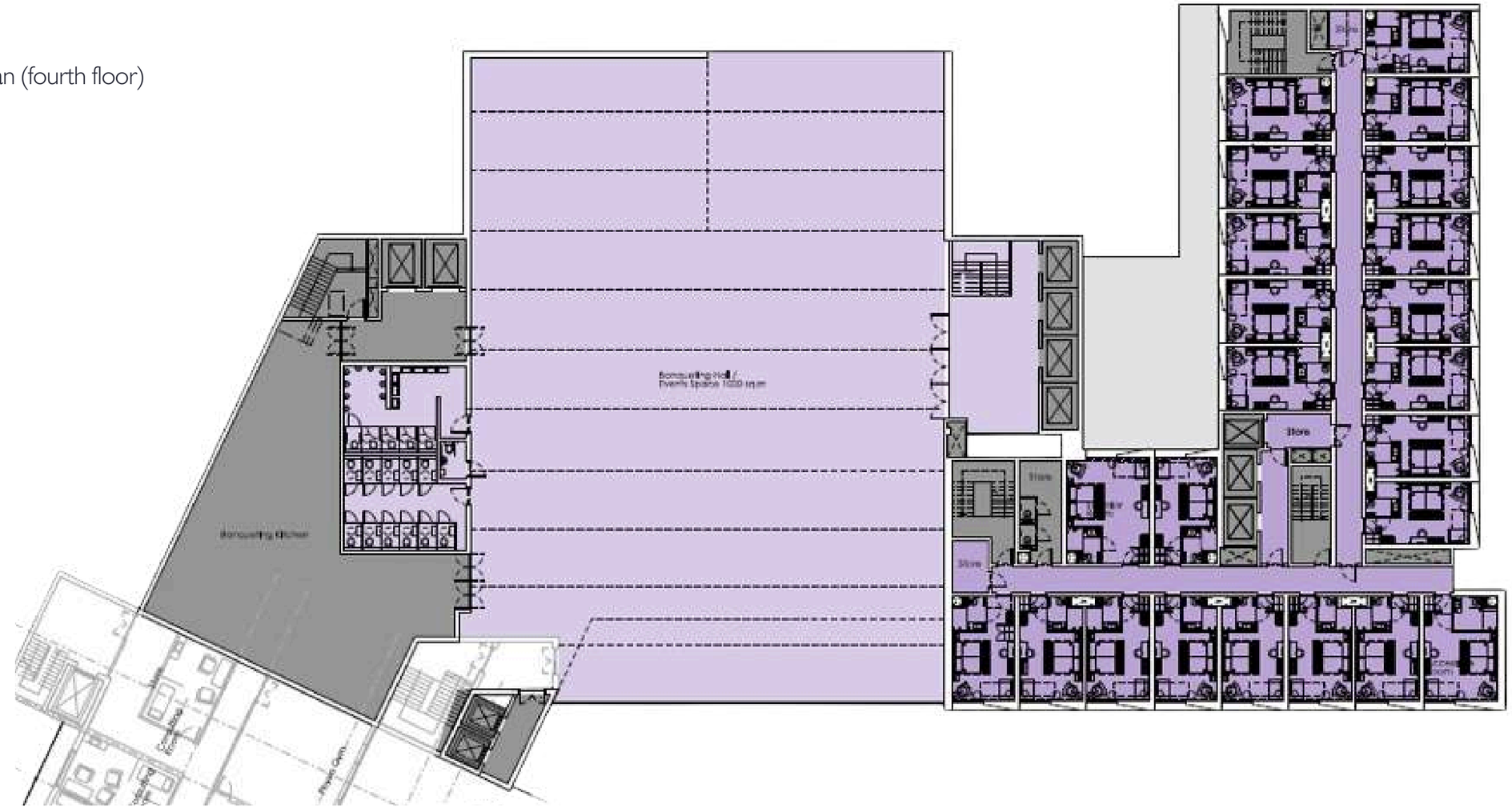
Sample floorplan (first floor)



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HOTEL

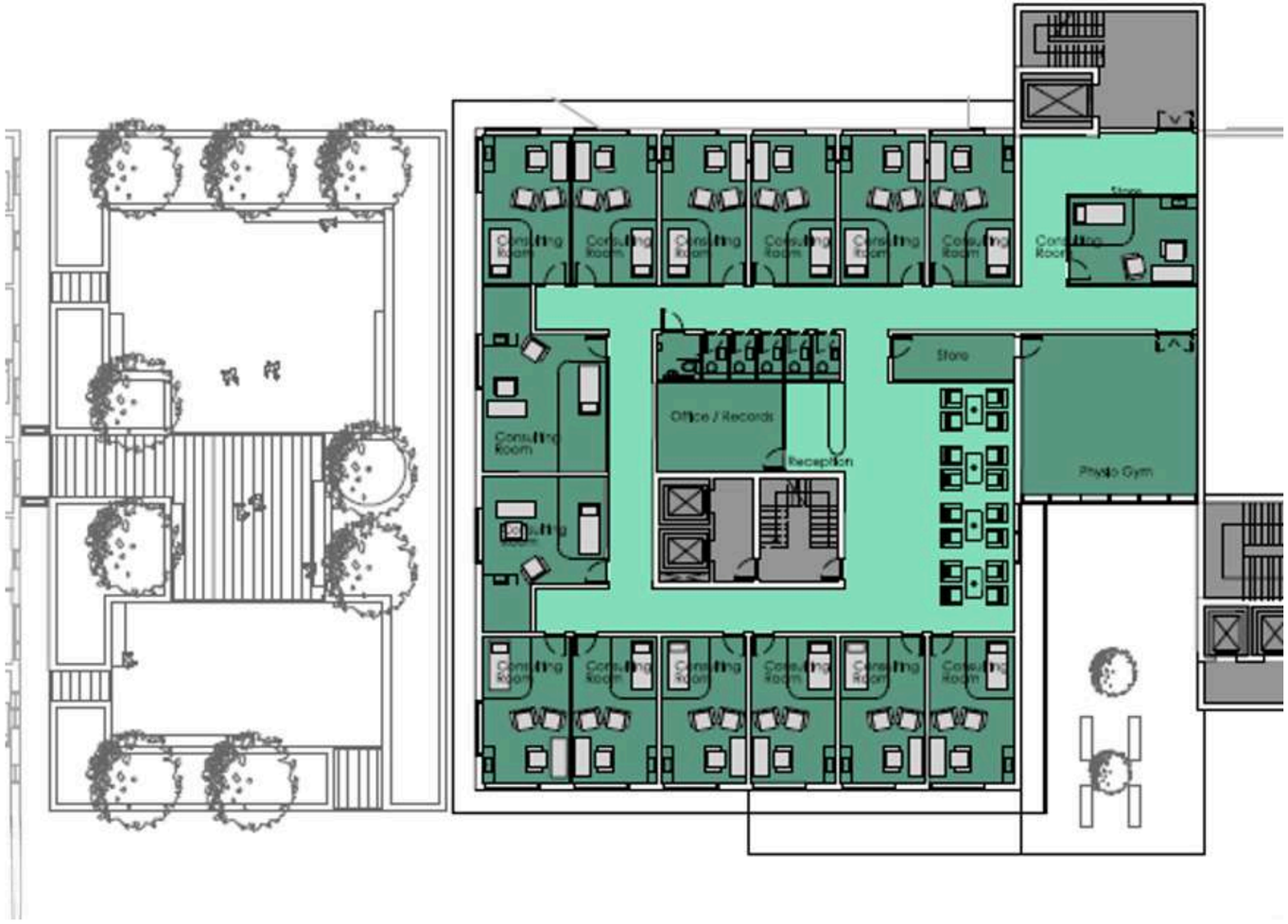
Sample floorplan (fourth floor)



NOT TO SCALE

MEDICAL CENTRE

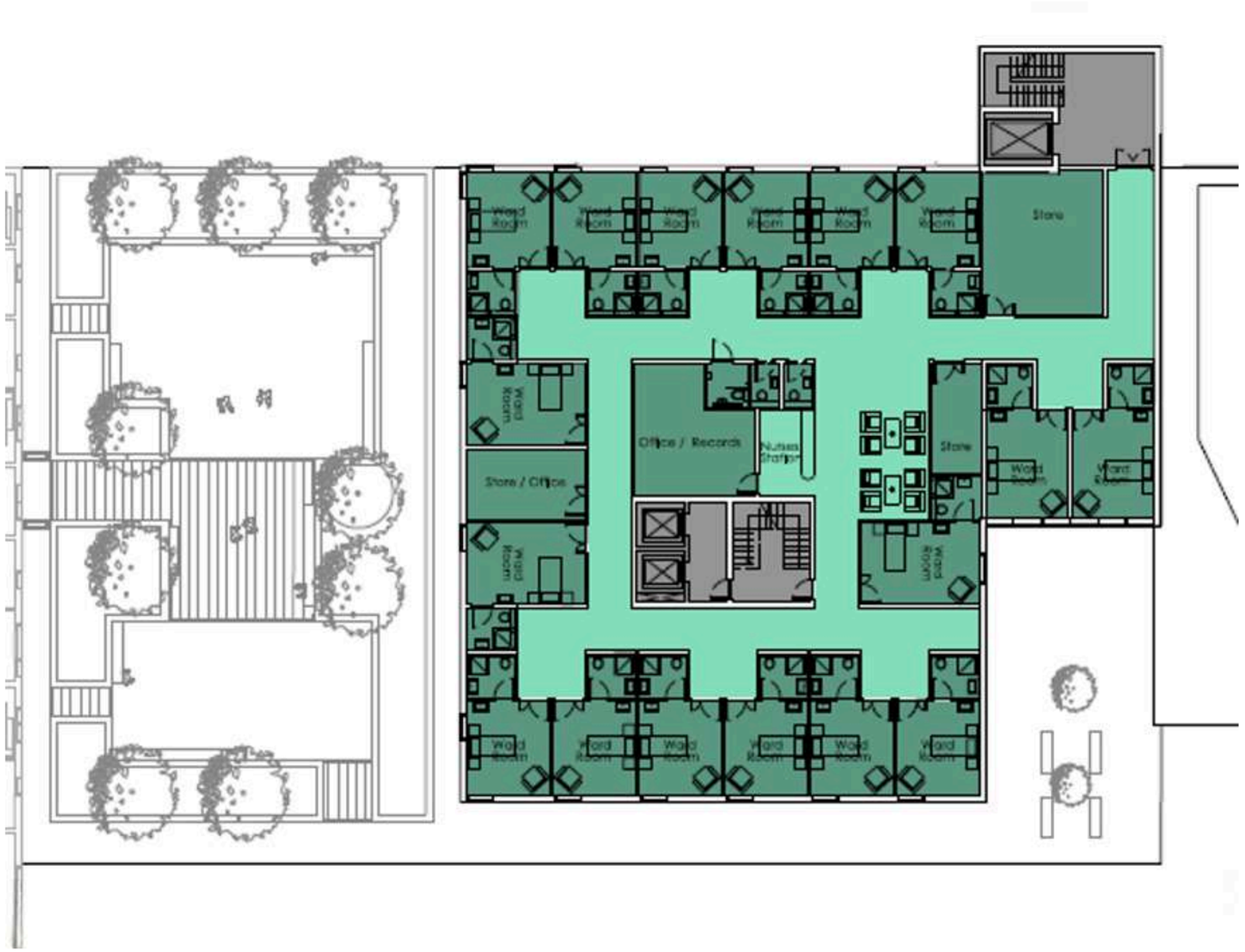
Sample floorplan (fourth floor)



NOT TO SCALE

MEDICAL CENTRE

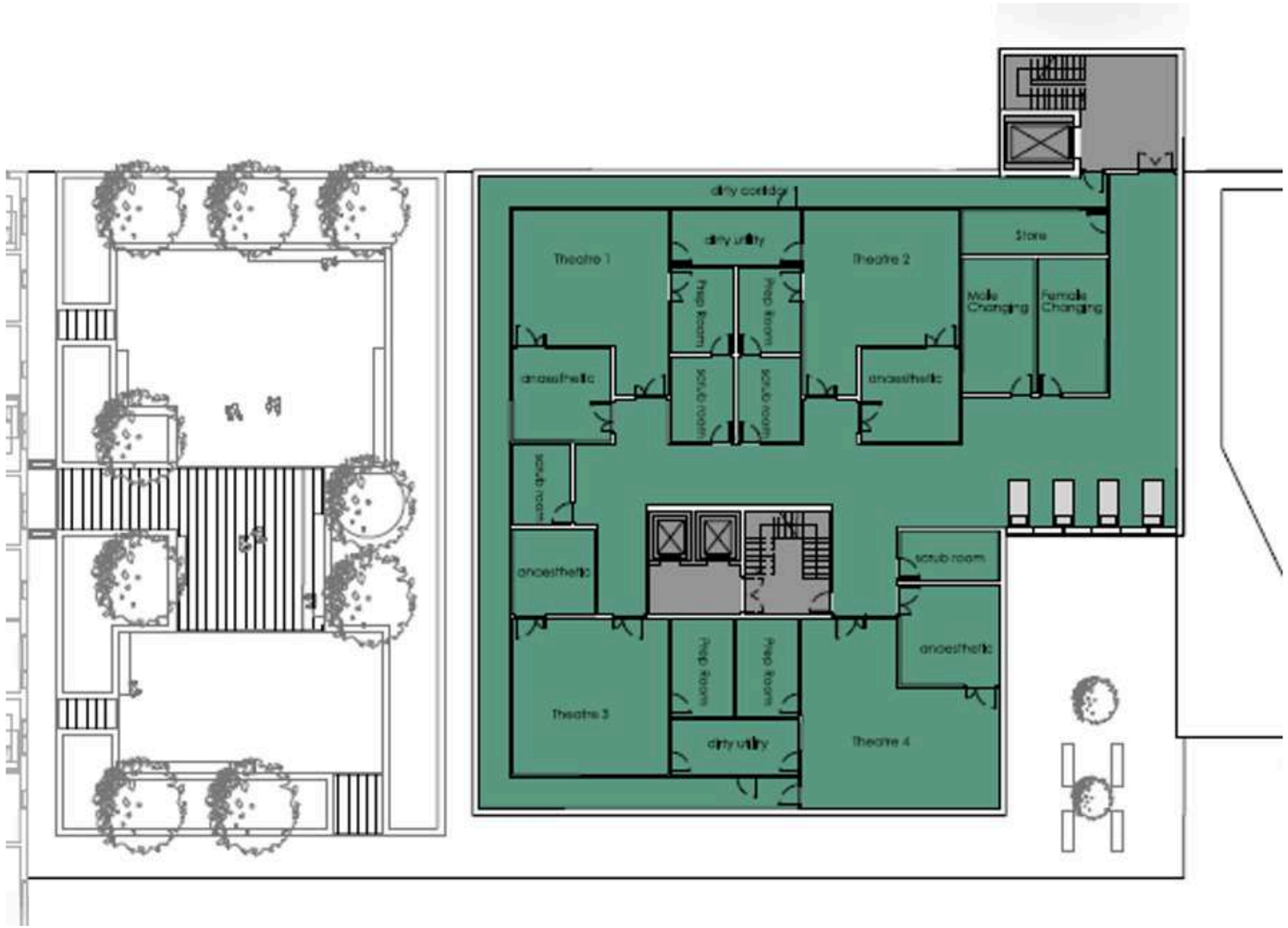
Sample floorplan (sixth floor)



NOT TO SCALE

MEDICAL CENTRE

Sample floorplan (eighth floor)



NOT TO SCALE

For more information please contact Vandermolen Real Estate:

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CLICK HERE FOR INDICATIVE TERMS

The property is being sold by Fixed-Charge Receivers who act at all times as agents for the registered owner of the property and neither of the Fixed-Charge Receivers or their Estate Agents shall have or incur any personal liability under, by virtue of or in connection with the property. The Fixed-Charge Receivers and their Estate Agents have limited knowledge of the property and are therefore not able to provide responses to CPSE's or warranties of any kind. The Purchaser will be acquiring the Property only.
No Chattels will be included as part of the sale.

The Misrepresentation Act 1967.
Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but area general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. September 2026.

Tenure
The property is being sold Freehold with the benefit of existing lease.

Method of Sale
The property is offered for sale by way of informal tender with a bid date to be confirmed.

Guide Price
We are instructed to invite unconditional offers for the freehold interest, subject only to contract.

VAT
TBC.

Viewings
Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection.

Legal Costs
Each party is to bear their own legal costs.

Identity Checks/AML
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Further information
Further information and plans can be found via the link below:

CLICK HERE FOR DATAROOM ACCESS