



Purchase at Auction



**16 Conway Road, Luton, Bedfordshire,
LU4 8JA**

VACANT - Freehold Semi Detached Building

Guide Price*

£160,000+

Residential - 18th Dec 2025 - Live Stream

Key Features

- Ground Floor - Two Rooms, Kitchen, Shower Room, Utility Room
- First Floor - Four Rooms, Two Bathrooms
- Second Floor - Three Rooms, Bathroom
- Rear Garden
- GIA approximately 220 sq m (2,368 sq ft)
- Luton Rail Station is approximately 1.2 miles to the south east

Vacant

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Accommodation and Tenancy Schedule

Floor	Accommodation	Approx GIA		EPC	Council Tax Band
Ground	Two Rooms, Kitchen, Shower Room, Utility Room				
First	Four Rooms, Two Bathrooms	220 sq m	2,368 sq ft	D	D
Second	Three Rooms, Bathroom				

Acquisition Cost

Purchase Price	£300,000
Stamp Duty	£18,000
Agent's Fee (1.5%+vat)	£6,600
Legal Fee	£5,400
Misc	£3,600
Total Acquisition Cost	£333,600

Cash Investment Required

Cash Purchase	£300,000
Stamp Duty	£18,000
Agent's Fee (1.5%+vat)	£6,600
Legal Fee	£5,400
Consultant Fee (Approx)	£10,000
Misc	£3,600
Total	£343,600

Profit



Profit (Estimated)	
GDV	£825,000
Acquisition costs	£333,600
Development Costs	£145,200
Profit	£346,200

Return on Investment

ROI (Estimated)	
Cash Invested	£343,600
Profit Earned	£346,200
Total ROI	103.8%
Profit for JV Partner (50% share)	£173,100

GDV Appraisal



Units Type (Flats)	Units
Ground Floor - Two Rooms	02
First Floor - Four Rooms	04
Second Floor - Three Rooms	03
Total Units	09

GDV Appraisal continued

Gross Development Value				
Units	Level	Description	Proposed Residential NSA m2	Value
02	Ground	Two-Bedroom	80	£300,000
04	First	Four-Bedroom	80	£300,000
03	Second	Three-Bedroom	60	£225,000
Total:		Sale@ £3,750/m2	220	£825,000

DEVELOPMENT Loan & Budget



Item	Description	Amount £
Legals	5% of Construction Cost	£5,500
Professionals / Architect	2% of Construction Cost	£2,200
Construction / Refurb	Collective Build cost	£110,000
Insurances	For building & Construction	£3,300
Section106 / CIL	Nil	£0
Inteste rolled up costs	15%	£18,150
Contingency	5% of Construction Cost	£6,050
Total		£145,200

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