

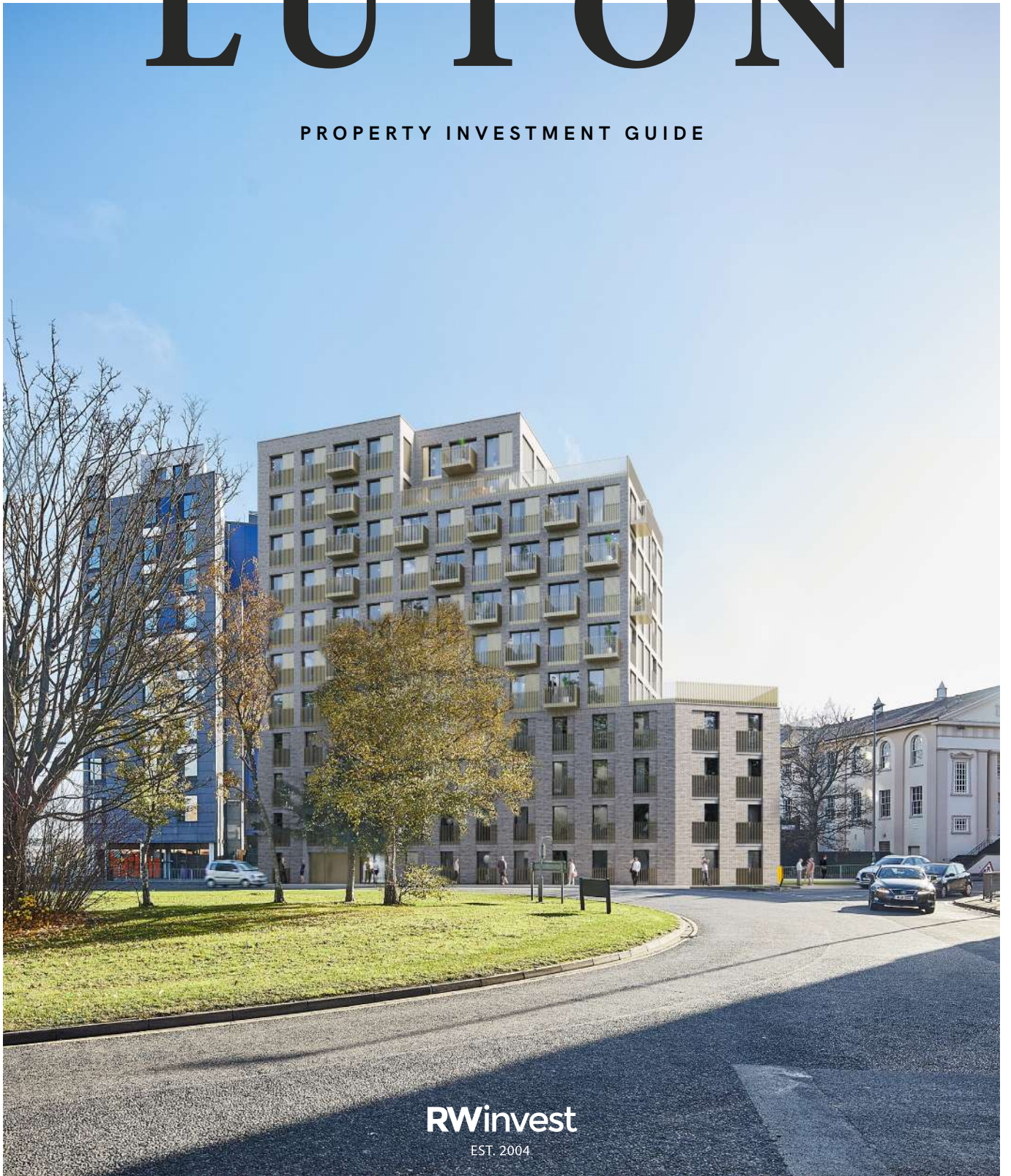
Regeneration

Growth

Affordability

LUTON

PROPERTY INVESTMENT GUIDE



RWinvest
EST. 2004



Why Invest in Luton?

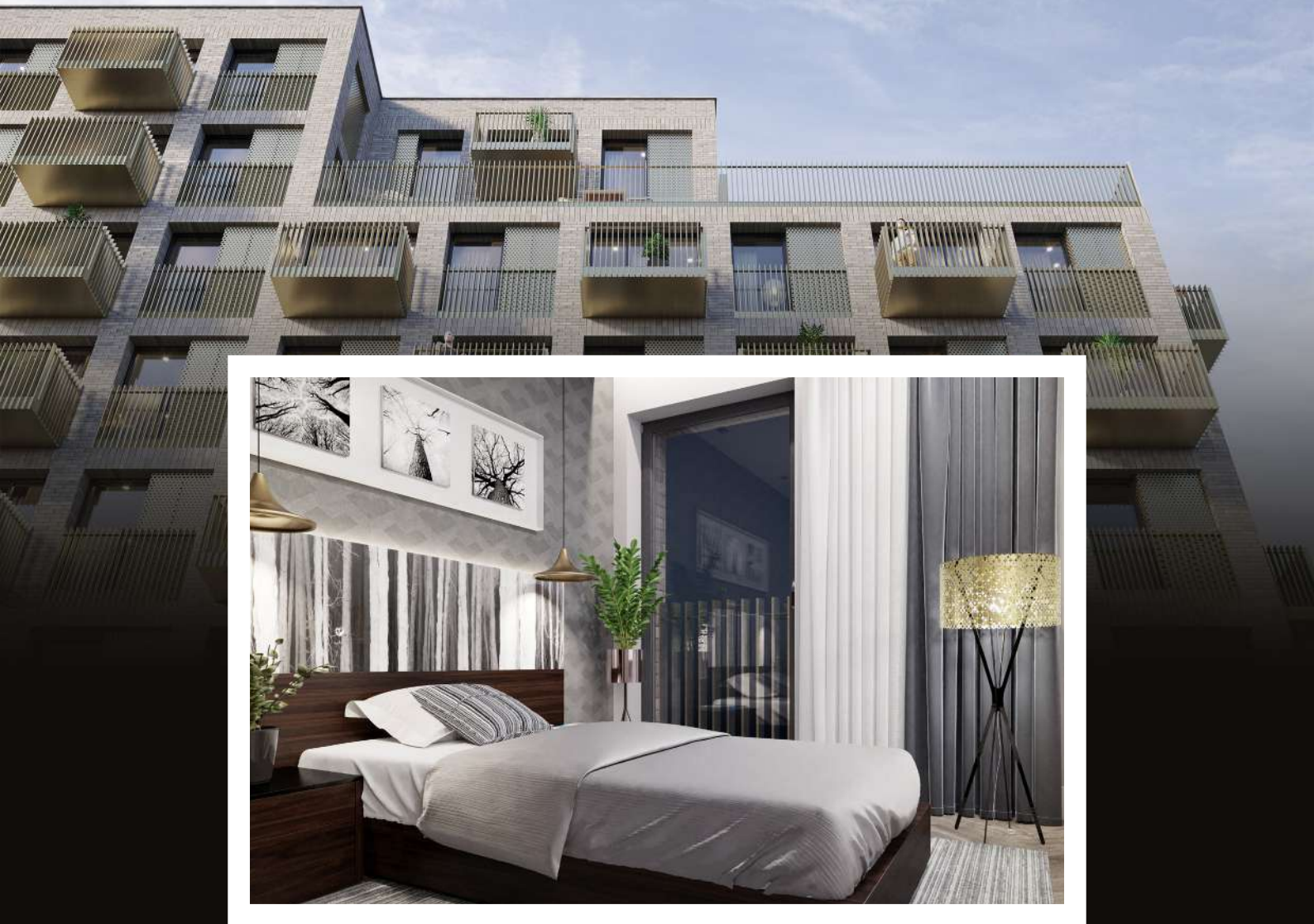
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While locations like Liverpool, Manchester, and London will typically enter the minds of property investors, one area you may not have thought about is Luton.

This Bedfordshire town has rapidly increased in popularity over recent years and has quickly cemented itself as one of the best up and coming areas to invest in property.

But why has property investment in Luton become so popular?





The Hive

Luxury Luton Investment

Invest With £50,000

Find Out More



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Invest in Luton for Affordable Property Prices

As one of the best property investment opportunities in 2021, Luton is an exciting prospect for investors. If you want to buy a property in Luton, you can expect some affordable prices.

According to official Land Registry figures, the

average property price in Luton is just £251,941. This is an unbelievable price given the fact the town is just 23 minutes from London.

For context, Luton house prices are over £10k below the UK average house price. They are also a whopping £504,223 below the average in London.

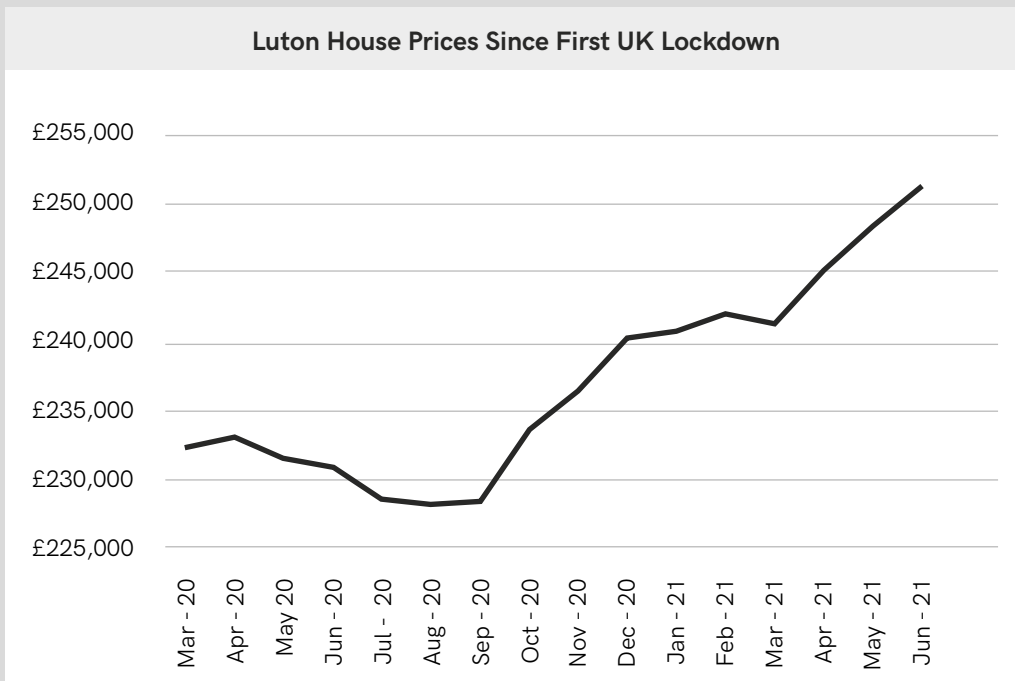
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City	Avg. Property Price
Luton	£251,941
Slough	£304,062
Bracknell	£346,438
Brighton	£399,394
London	£756,164
Bristol	£307,765
UK average	£265,688

Invest in Luton for High House Price Growth

When it comes to capital growth, Luton offers a compelling solution for investors looking at southern investments.

According to the latest Land Registry data, Luton buy to let property prices are 9.09% higher than a year prior. This growth is especially impressive given the economic pressures caused by Brexit and three national lockdowns during the covid-19 pandemic.



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Growth



For comparison, the economic powerhouse of London has seen house prices plummet by a staggering -13.22% in the last year alone.

But it's not just a fluke that property investment in Luton has seen such growth. In fact, Luton has consistently outperformed London for the last two decades.

Price Growth	2001-21	2016-21	2020-21
Luton	215.66%	16.43%	9.09%
London	211.90%	-16.72%	-13.22%

Luton has seen house prices rise by 215.66% since 2001, while London has increased by 4% less.

Likewise, since 2016, Luton prices have risen by over 16%, while London has seen prices drop by the same amount.

Invest in Luton for Massive Regeneration

An exciting aspect of Luton property investment and Luton buy to let is the regeneration potential of the Luton area.



A big part of the growth seen in Luton property prices has been the wealth of regeneration on offer in the town.

Currently, the top regeneration efforts are:

London Luton Airport
£160m redevelopment creating 10,000 jobs by 2030.

Luton Investment Framework
£1.5bn investment enhancing Luton area and creating 18,500 jobs.

Luton DART
This exciting new scheme will take travellers from Luton Airport Parkway station to the terminal of London Luton Airport in less than four minutes.

The Mall Luton
Improvements to one million sq. ft. mall with new family zone and kids play area.

The Hat District
Iconic Luton area will be improved with 25,000 sq. ft. of new workspace to attract 135,000 new visitors by 2022.

Luton Town Football Club
New 23,000-seater Power Court Stadium aimed at boosting the local economy by £68 million.



Invest in Luton for Strong House Price Forecast

East of England	2021	2022	2023	2024	2025	5 Year to 2025
	8.0%	3.0%	2.5%	2.0%	1.5%	18.0%

While recent capital growth in property investment in Luton has been incredibly high, the future predictions for the town are equally as optimistic.

Savills recently updated their famed house price forecast for the UK market. Using their latest region predictions, we can estimate how the Luton property market will perform in 2022 and beyond.

Classed in the East of England region for logistical purposes, Savills has predicted Luton’s region will see prices rise by 18.0% by 2025.



Strong Forecast

The Top 5 Best Luton Buy to Let Areas 2021/2022



Best Areas

LU1

Avg. House Price: £259,580
Avg. Gross Rental Yield: 3.47%

LU2

Avg. House Price: £488,943
Avg. Gross Rental Yield: 2.11%

LU3

Avg. House Price: £322,316
Avg. Gross Rental Yield: 3.69%

LU4

Avg. House Price: £317,702
Avg. Gross Rental Yield: 3.77%

Dunstable

Avg. House Price: £264,562
Avg. Gross Rental Yield: 5.12%



Luxury Luton Apartments For Sale

The Hive

Located just 23 minutes from London, this contemporary Luton investment offers all the luxury of the capital but at a fraction of the price.

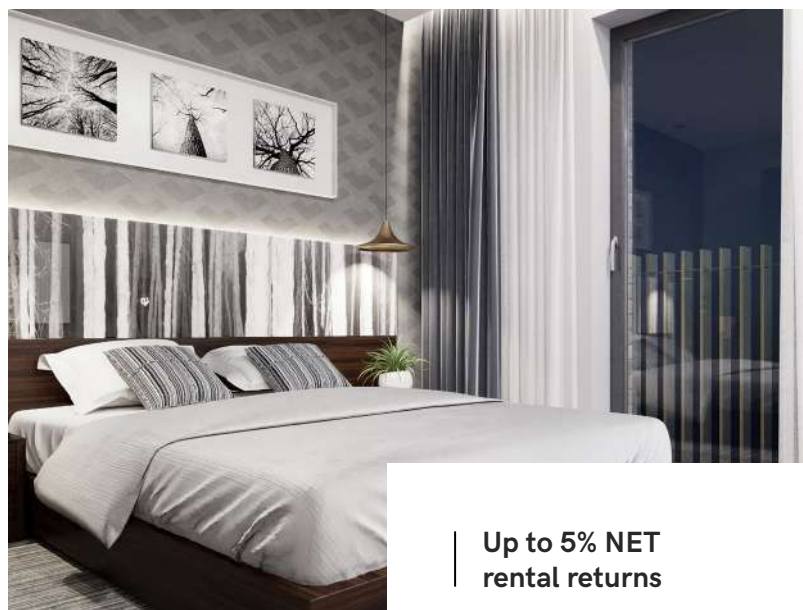
With floor-to-ceiling windows, an on-site gym, a health and wellness centre, and a 24-hour concierge, this new development is set to be the talk of Luton town. Contact us today to reserve your unit.

Hurry fast, as there are only 67 apartments available in The Hive, with our analysts estimating stock will sell out fast thanks to luxury facilities and a world-class location.

[View Property](#)



Prices From
Only £179,950



Up to 5% NET
rental returns



£3 Billion
Regeneration Scheme

Its Own Brand-New
Postcode, **VC1**

New Google HQ,
Sony Music & Facebook

7 Trade Offices
at Postcode VC1



The Apartments

There are 27 apartments to live, ranging from 1 and 2 bedrooms options, all with a private parking space. There are also 10 luxury penthouses with private swimming pools and access to other areas of the site.

Every apartment also has access to the new private roof garden to enjoy the views, including the Park Square, which is a popular area in your neighbourhood.

- 67 Apartments
- Design-Focused
- Maximum Storage
- Floor-to-Ceiling Glazing
- Natural Lighting
- Private Roof Garden



Specification

High-quality finishes and fittings of the Hive apartments are designed to last, with a focus on quality. A range of finishes to suit your taste, including a choice of wall-to-wall carpeting, premium stone worktops and integrated appliances.

- Wardrobe, Single Door Robbery, Under-stair and Liner
- Porcelain Tile Subway
- Integrated Matt, Washing Machine & Dishwasher
- Gold Plated Effect Flooring
- Neutral Colour Interiors
- Pendant Lighting
- Stainless Steel, Pull-Handle, Kitchen Units
- Contemporary Floor Mounted WC
- Shower Tray
- Chrome Plated Heated Towel Rail
- Shower Screen

The Hive

Luton Living at Affordable Prices

[Request Info Pack](#)

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