

Connells

Hilltop Farm Pipers Lane
Aley Green Luton

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Aley Green Luton LU1 4DS

for sale guide price
£550,000







Property Description

EXCITING REFURBISHMENT OPPORTUNITY INSIDE AND OUT - A substantial four-bedroom detached family home offering approaching 2,000 sq. ft. of accommodation in a prime position within the highly sought-after village of Aley Green.
Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & ant-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

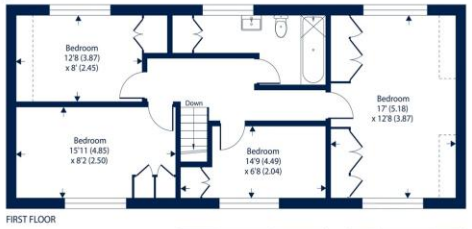
The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

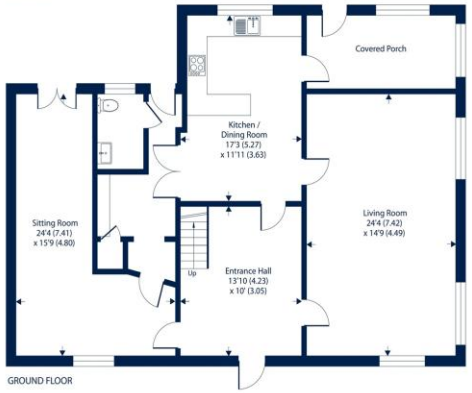
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Pipers Lane, Aley Green, Luton, LU1

Approximate Area = 1958 sq ft / 181.9 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Total = 1990 sq ft / 184.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hamptons. REF: 1480664

To view this property please contact Connells on

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50 High Street
HARPENDEN AL5 2SU

EPC Rating: D

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307281

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.