St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk





Award Winning Agency

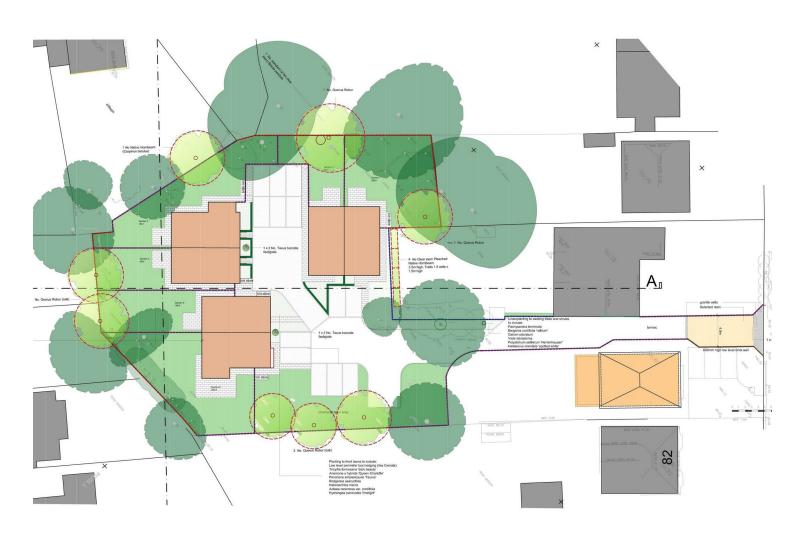


OAKWOOD ROAD

ST. ALBANS AL2 3QA

Price Guide £1,700,000

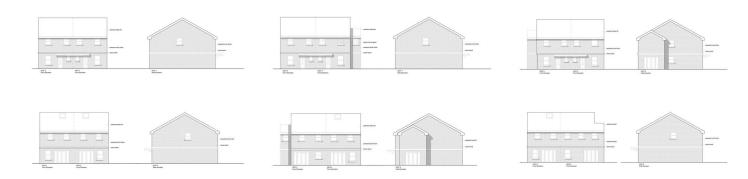
EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy and Tate are pleased to present this 0.6 acre site with planning permission for six semi-detached houses which was granted planning at appeal in April 2022. We successfully secured option agreements with four land owners in 2020 to a promoter who has seen the site through planning. It consists of 4×3 bedroom 2 storey houses, and 2×4 bedroom 2.5 storey houses totalling 6,940 square foot of new development with a GDV of £4.250M. This site is accessed via its own private drive leading into a tranquil setting surrounded by mature trees offering the end users a great level of privacy. The site is situated less than a 15 minute walk to Bricket Wood Station and sits within 1 mile from both the M1 and M25 making it a sought after location for commuters.

- 0.6 acre site
- Residential garden assembly
- GDV £4.25M
- Planning Reference 5/2021/0280



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living

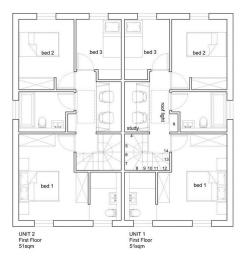
Why Cassidy & Tate

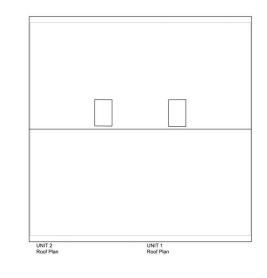
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

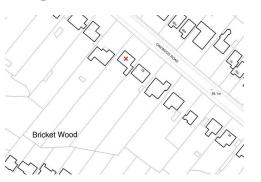


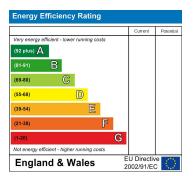






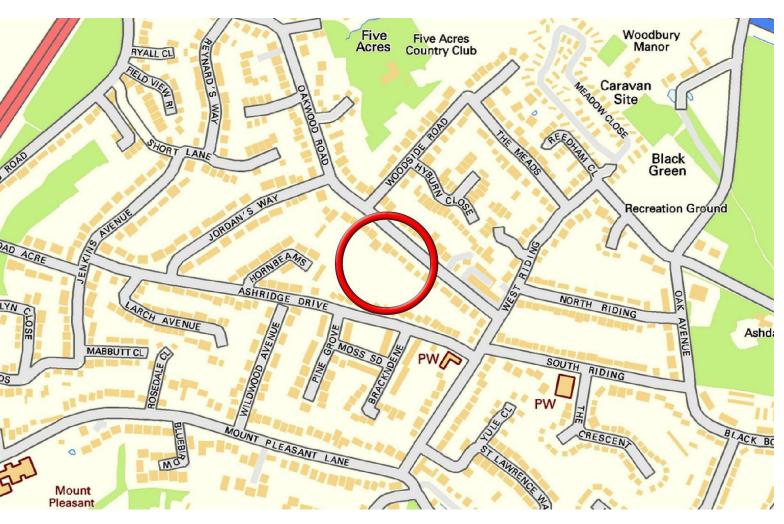
- Land For Sale
- Six (6) New Homes
- Prime Location
- Walking to School
- Planning Granted
- Cul-de-Sac Develoment
- Walking To Shops
- More Land Required

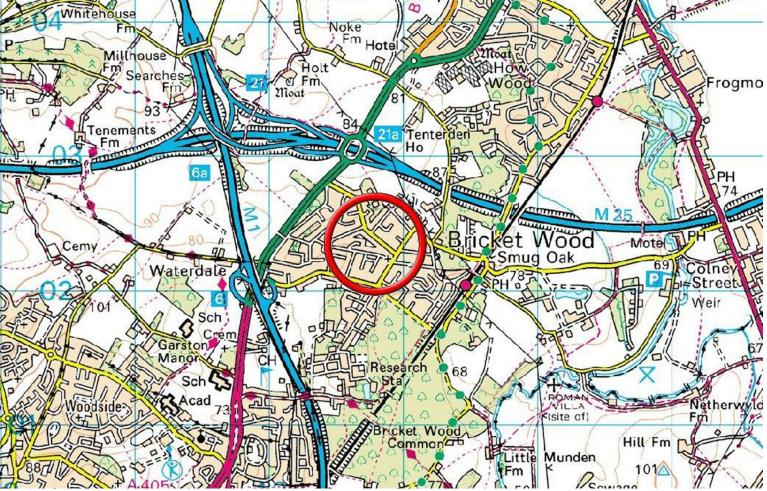












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