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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TODDINGTON ROAD
HARLINGTON
LU5 6LA

Price Guide £400,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

With the charm of the surrounding countryside and the convenience of nearby amenities, this plot is perfectly positioned for a tranquil yet connected lifestyle. The land is ideally situated just a short 0.34-mile stroll from Harlington station, ensuring excellent transport links, and a mere 1.2 miles from junction 12 of the M11, providing easy access to major routes.

The vendor has secured planning permission for the construction of two luxury detached homes, each thoughtfully designed to encompass over 2,300 square feet. Each residence will be set on a generous plot of around 0.4 acres, offering ample space for gardens and outdoor living. The inclusion of private driveways and garages further enhances the appeal of this development, ensuring both convenience and privacy for future homeowners.

This custom-build opportunity allows you to create your bespoke dream home tailored to your specifications, making it an ideal choice for those looking to invest in a property that reflects their personal style and preferences. The basic construction costs are estimated at £500,000, but that is subject to increase with your choices of fixtures and fittings.

If you are an individual looking to build your dream home, this land offers a unique canvas to realise your vision. Do not miss the chance to explore this remarkable opportunity in Harlington, where luxury living meets the beauty of nature.



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.



Specialists in Bespoke Properties

- Land For Sale
- Turnkey Property
- Chain Free
- Barn Style
- Cleared Site
- Four Bed Detached
- Village Location
- Below Market Value



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	