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01727 228428
stalbans@cassidyandtate.co.uk

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39 High Street, Wheathampstead,
Herts AL4 8BB
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59 The Quadrant, St Albans,
Herts AL4 9RD
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Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Award Winning Agency

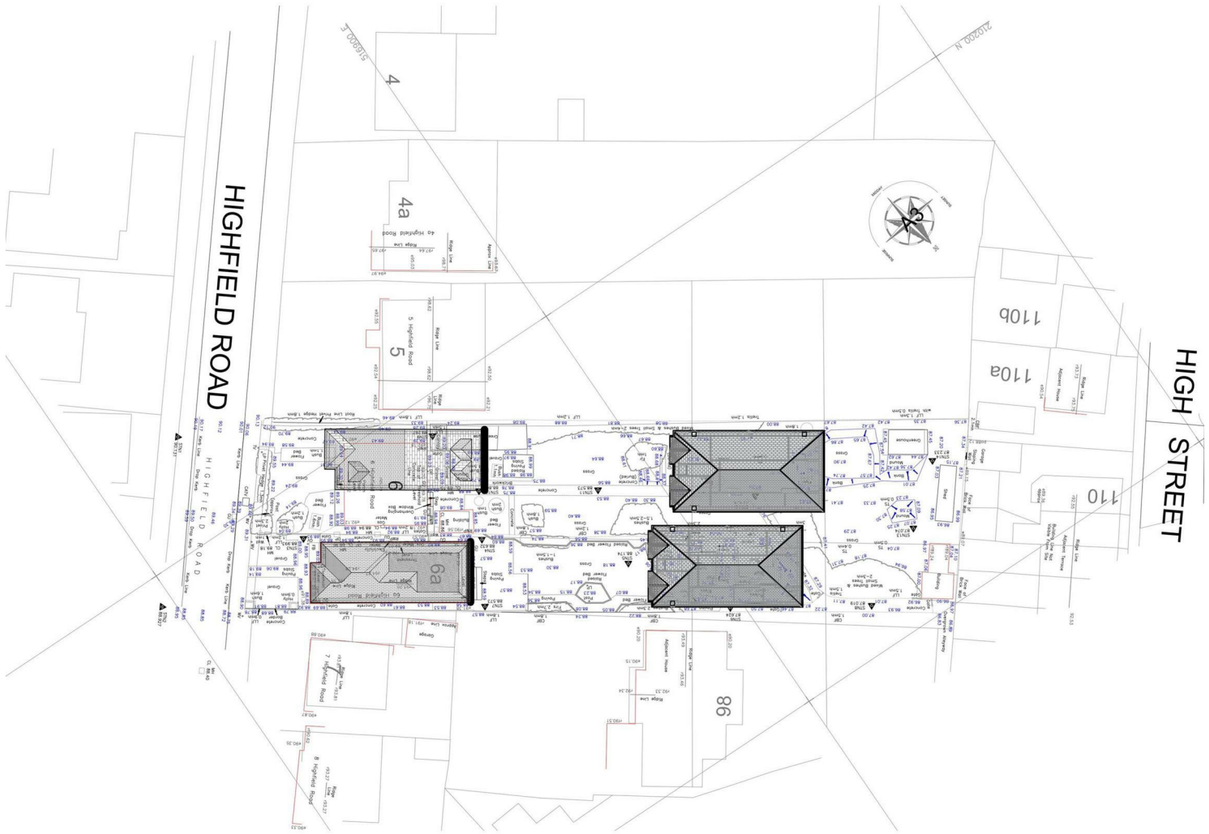
Cassidy & Tate
Your Local Experts

HIGHFIELD ROAD

ST. ALBANS

AL4 9BU

Price Guide £1,500,000



All The Ingredients Needed For A Fabulous Lifestyle

A 0.32 acre site situated in a highly sort after road in the desirable village of Sandridge, St Albans. The plot consists of one detached bungalow which is to be demolished and replaced with a new two storey dwelling and a new access road to serve two new detached bungalows to the rear. The planning permission was granted in April 2022 for a scheme which will provide over 4200 square feet of living accommodation, spacious gardens and ample parking for the new dwellings.

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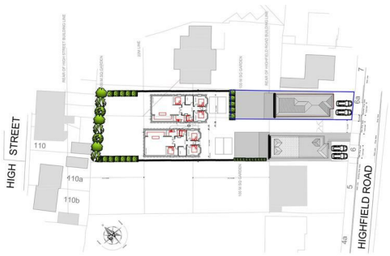
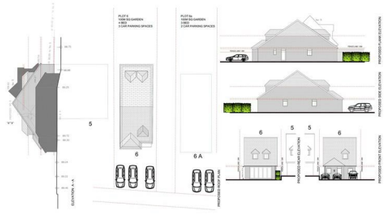
- Planning Granted 5/2021/3326
- Three new homes
- Village location
- Gated Development
- Cleared site





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.

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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.

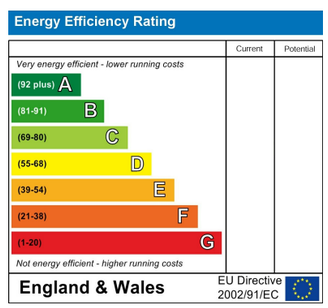
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or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

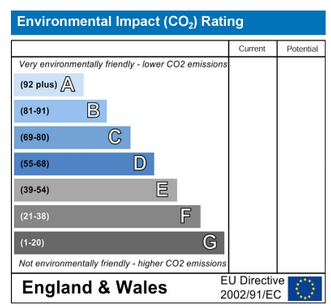
Your Local Property Experts

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

Specialists in Bespoke Properties

- Development Opportunity
- Planning Approved
- Gated Development
- More Land Wanted
- Three New Homes
- Chain Free
- Close To Sandringham
- Over 4,000 Sq Ft





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