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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency

THE HILL
ST. ALBANS
AL4 8PR



All The Ingredients Needed For A Fabulous Lifestyle

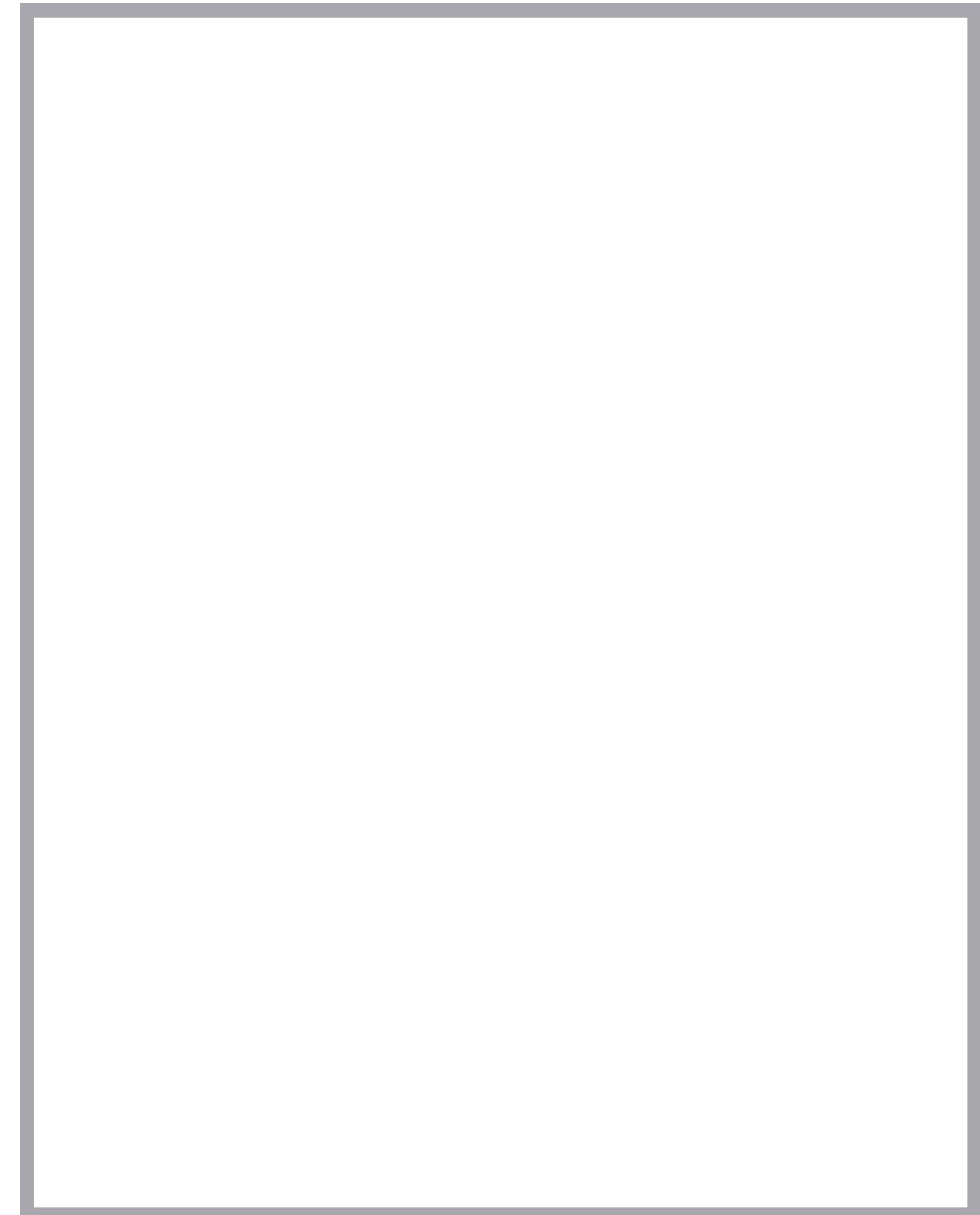
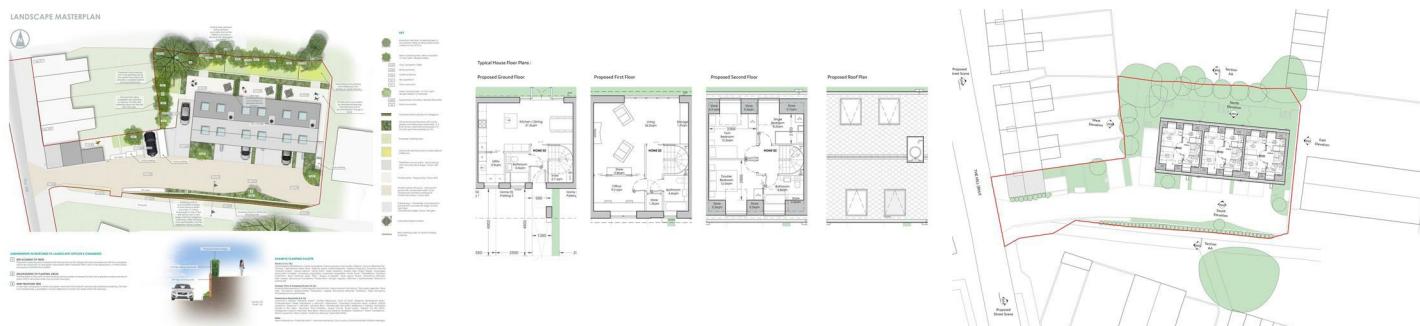
Land to the rear of 105 The Hill, Wheathampstead, St. Albans, Hertfordshire

This 0.19 acre site is located in the affluent town of Wheathampstead and is previously undeveloped land, it also consists of a double garage that will be demolished to create an access road. The site has full planning consent for the erection of three terrace town houses totalling 4,320 sqft of accommodation. It provides two parking spaces per dwelling and will allow one space for the retained dwelling, 105 The Hill. The application was granted in June 2022, reference 5/2022/1026.

There are a range of surveys and reports that have been carried out that are available upon request.

Guide Price: £650,000

- The site is not elected for VAT
- No CLU/106
- Total potential GDV: £225M
- Freehold



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



*Specialists in
Bespoke Properties*

- Land For Sale
- Three Townhouses
- Chain Free
- Cleared Site
- Planning Granted
- Village Location
- Off Street Parking
- More Land Wanted

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

