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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

BREACHWOOD GREEN  
HITCHIN  
SG4 8NY

Offers In Excess Of £800,000

EPC Rating: G Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present for sale an outstanding development opportunity located in a semi rural location. The site is positioned near to Breachwood Green village and is surrounded by beautiful open countryside views and a variety of residential properties. This is an opportunity to utilise the existing structures or unlocking the significant development potential.

Key features of the site include:

- \* Site area measures approximately 1.1 acres
- \* The site comprises a rectangular shaped plot of land currently occupied by various derelict structures.
- \* The land and buildings overall provide a good investment for both refurbishment and the potential for redevelopment by way of residential housing on the site, subject to obtaining the necessary planning consents.

The site was used for the repair and maintenance of motor vehicles for many years until it ceased trading about 5 years ago. Breachwood Green is near to Luton and is approximately two miles from the village of Whitwell. For the commuter by air or car - Luton airport is 3 miles away and Luton train station is 5 miles away. Breachwood Green has a number of schools as well as good local amenities, including a supermarket which is 2.5 miles away. The more extensive shopping and leisure facilities can be found in the nearby Luton.



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
- Main Road Access
- Hard Standing
- Unconditional Offers Only
- Commercial Site
- Outbuildings
- Used For The Motor Industry
- Chain Free

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







Cassidy&Tate



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& Tate  
Land & New Homes