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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

DUNSTABLE  
LU6 1RP



Cassidy&Tate

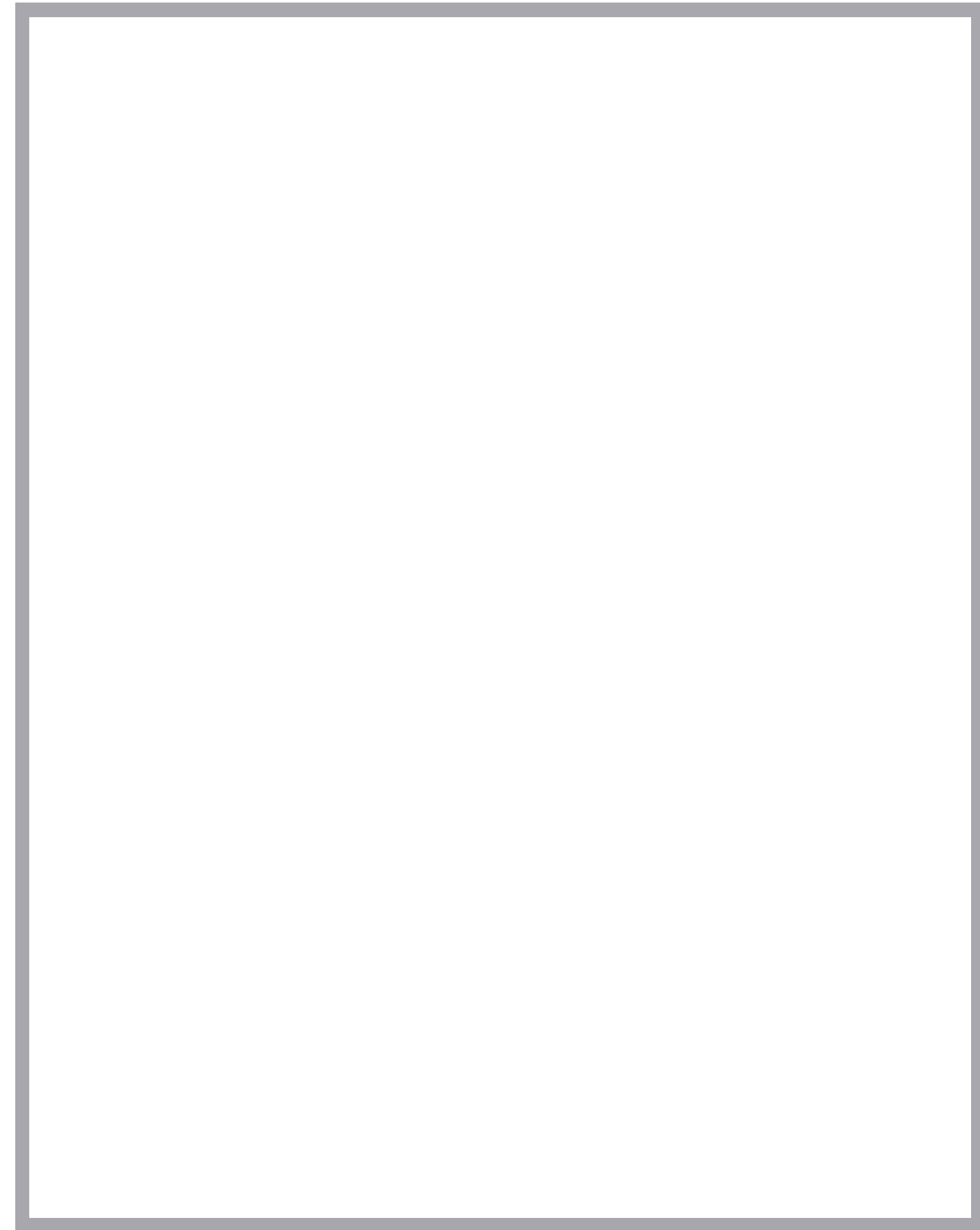
# All The Ingredients Needed For A Fabulous Lifestyle

Land at Sewell Manor, Sewell, Dunstable, LU6 IRP

## Site Description

The site is accessed off Sewell Lane, via a shared private drive that serves Sewell Manor, Sewell Springs and four new semi-detached houses. The site measures c. 8.5 acres and is predominantly green space with a builders yard separating the two fields, stretching through to the rear boundary of the site. There are a variety of existing buildings and structures on the property, totalling c. 13,000sqft as measured from the OS Map as well as an area of existing hardstanding. From the builders yard and to the North the land is relatively flat. The southern parcel slopes slightly from north east to south west. The site sits within the greenbelt and partially within the conservation area in line with Sewell Manor. It also falls within the boundary of the SAC zone of influence buffer.

Sewell is a small rural settlement close to the town of Dunstable. It sits in the designated neighbourhood plan area for Houghton Regis. It is sustainably located being only a 3 minute drive to the A5 and a 7 minute drive to the M1.



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

- Sewel Farm
- Outbuildings
- Development Potential sstp
- Chain Free
- Land
- Stables
- Semi Rural Location
- More Land Required

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>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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