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Cassidy
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Award Winning Agency



www.cassidyandtate.co.uk

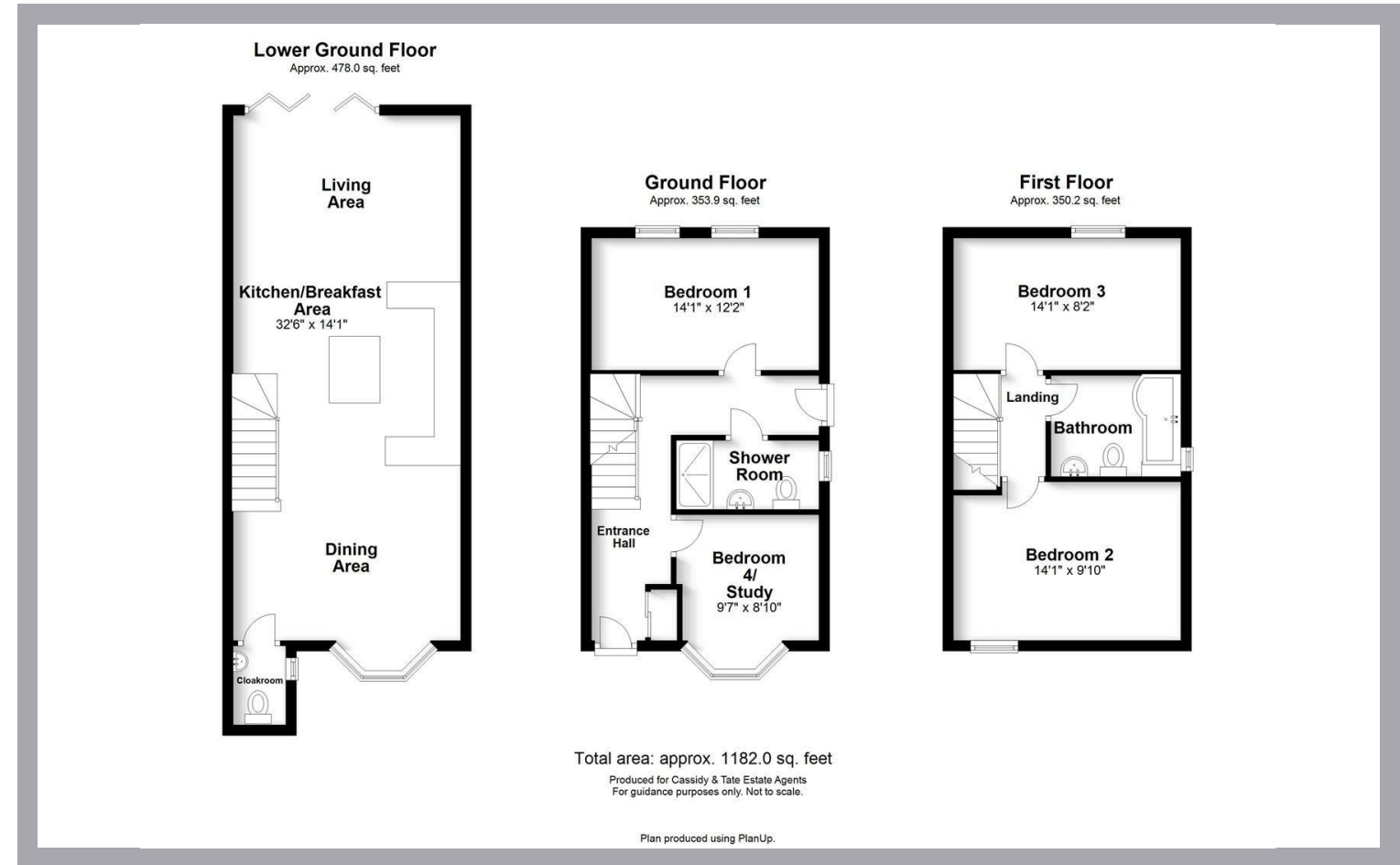
GRANGE STREET
ST. ALBANS
AL3 5LY

Offers Over £800,000



All The Ingredients Needed For A Fabulous Lifestyle

Planning has been granted for the erection of two semi detached town houses each with 3 / 4 bedrooms and two bathrooms. You can view the planning permission on www.stalbans.gov.uk (Planning Application 5/2016/3281). Please review the planning portal as the conditions have also been discharged. GDV £1,900,000. Each house provides 1182sqft of accommodation. The site is a cleared site, conditions have been discharged and the site is ready to build. The site is already slightly below ground level which has been incorporated into the designs. It is fantastically located in the centre of St Albans, the City centre is just a 7 minute walk away.



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
- Two Town Houses
- Cleared Site
- Chain Free
- Planning Granted
- Private Parking Per Unit
- Discharged Conditions
- City Centre Location

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	