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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TODDINGTON ROAD
HARLINGTON
LU5 6LA

Price Guide £400,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

This custom-build opportunity allows you to create your bespoke dream home tailored to your specifications, making it an ideal choice for those looking to invest in a property that reflects their personal style and preferences. The basic construction costs are estimated at £500,000- £550,000, but that is subject to increase with your choices of fixtures and fittings.

The vendor has secured planning permission for the construction of two luxury detached homes, each thoughtfully designed to encompass over 2,300 square feet. Each residence will be set on a generous plot of around 0.4 acres, offering ample space for gardens and outdoor living. The inclusion of private driveways and garages further enhances the appeal of this development, ensuring both convenience and privacy for future homeowners.

If you are an individual looking to build your dream home, this land offers a unique canvas to realise your vision. Do not miss the chance to explore this remarkable opportunity in Harlington, where luxury living meets the beauty of nature.

With the charm of the surrounding countryside and the convenience of nearby amenities, this plot is perfectly positioned for a tranquil yet connected lifestyle. The land is ideally situated just a short 0.34-mile stroll from Harlington station, ensuring excellent transport links, and a mere 1.2 miles from junction 12 of the M1, providing easy access to major routes.

Construction has started and is aimed to be completed Summer 2026!

Once built we estimate the property would be worth over £1,200,000 so this is a fantastic way to secure the property much lower than market value.



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

- Custom Build House
- 0.4 acre plot
- Luxury Four Bedroom Detached Home
- Design your dream home
- Private Driveway
- Huge stamp duty saving

| 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 | |

Free Online Valuation

