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Offers Over £800,000

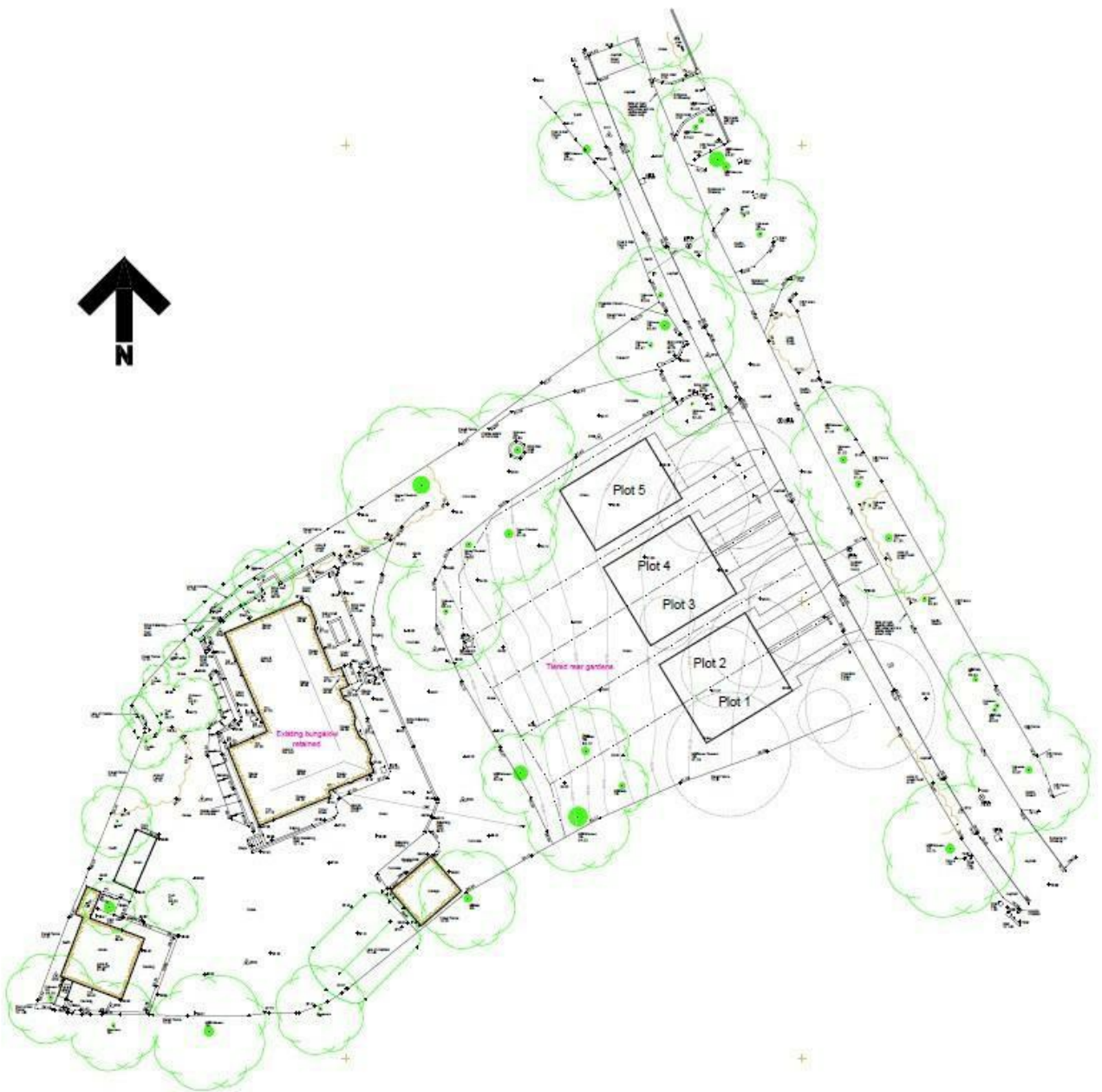
EPC Rating: Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

The land occupies a prominent position on one of the area's most sought-after roads, ensuring strong appeal to future purchasers. Importantly, the site does not lie within the Green Belt, providing greater flexibility in terms of development potential. Nestled on The Avenue in the highly regarded Oaklands area of Welwyn, this prime development site presents a rare and compelling opportunity for developers. Extending to approximately 0.35 acres, the site offers the potential to accommodate up to five residential dwellings, subject to the necessary consents. The vendor is open to considering an option agreement, offering purchasers an attractive opportunity to secure the site while formulating their development strategy. Offers are invited for this exceptional parcel of land in a thriving and well-connected location. This is a rare chance to acquire a development opportunity in Welwyn with significant future potential.



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

- Development Land
- 0.34 acres
- Desirable Area
- Semi Rural
- More Land Urgently Required
- Available Subject To Planning
- Within The Settlement Boundary
- Close To Transport Links
- Prime Location
- Chain Free

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	





