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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

RAGGED HALL LANE  
ST. ALBANS  
AL2 3LD

Price Guide £3,000,000

EPC Rating: Council Tax Band:



# All The Ingredients Needed For A Fabulous Lifestyle

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY.....Situated within one of St Albans' most sought-after residential locations, Ragged Hall Lane presents an exceptional opportunity for developers, land promoters, housebuilders and investors to acquire a prime development site in the highly desirable village of Chiswell Green. Perfectly positioned on the south-western edge of St Albans, the site enjoys a prestigious setting that combines semi-rural surroundings with outstanding connectivity. The development benefits from outline planning consent for the creation of seven substantial detached dwellings, with all matters reserved, offering developers flexibility in the final design and specification of the scheme. The approved concept delivers seven plots suitable for creating an increasingly sought-after product within the Hertfordshire market. Each proposed dwelling extends to approximately 2,856 sq.ft, creating a premium family housing scheme with a combined Gross Internal Area of approximately 19,992 sq.ft. Given the strength of the local housing market and continued demand for high-quality detached homes within the St Albans district, the site offers the potential for strong sales values and attractive development returns. The surrounding area benefits from excellent schooling, extensive leisure facilities, nearby green spaces and easy access to the vibrant city centre of St Albans, renowned for its historic character, independent retailers, restaurants and cafés. This represents a rare opportunity to acquire a consented residential development site in a location where demand consistently exceeds supply.



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
- Outline Planning Consent
- GIA of 2,856 sq.ft Per House
- SADC planning Ref: 5/2025/1355
- Gross Site Area Approx. 1.85-acres (0.75 ha)
- 7 x Detached Dwellings
- Close To Major Transport Links
- Freehold
- Cleared Site
- More Land Urgently Wanted

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	



