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01582 831200  
wheathampstead@cassidyandtate.co.uk

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Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts

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Cassidy&Tate

Award Winning Agency

REAR OF 11 GREEN LANE  
ST. ALBANS  
AL3 6EG



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes are delighted to be presenting this rare opportunity to purchase a plot of land with planning consent to build a lovely three bedroom detached family home, GDV £550,000. This development would make an ideal project for the investor or the new owner to design their own property or to create a home of their dreams. Accommodation is spread over two floors and features will include a kitchen, dining room/third bedroom, utility room, living room and a downstairs cloakroom. Two double bedrooms and a family bathroom are located on the first floor. Plans and details can be obtained by request. The plot sits on a most sought after road within the very popular area of New Greens, situated approximately 1.5 miles northwest of St. Albans city centre. New Greens is home to excellent primary and secondary schools. Residents of New Greens can enjoy good local shops which can be found at the local parade. Close by is the park perfect for dog walkers or for families wanting to take a casual stroll in the open air. For further information please contact the office: 01727 832383 e-mail: [stuart@cassidyandtate.co.uk](mailto:stuart@cassidyandtate.co.uk)



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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

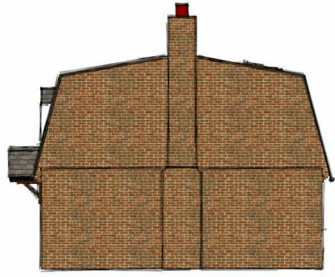
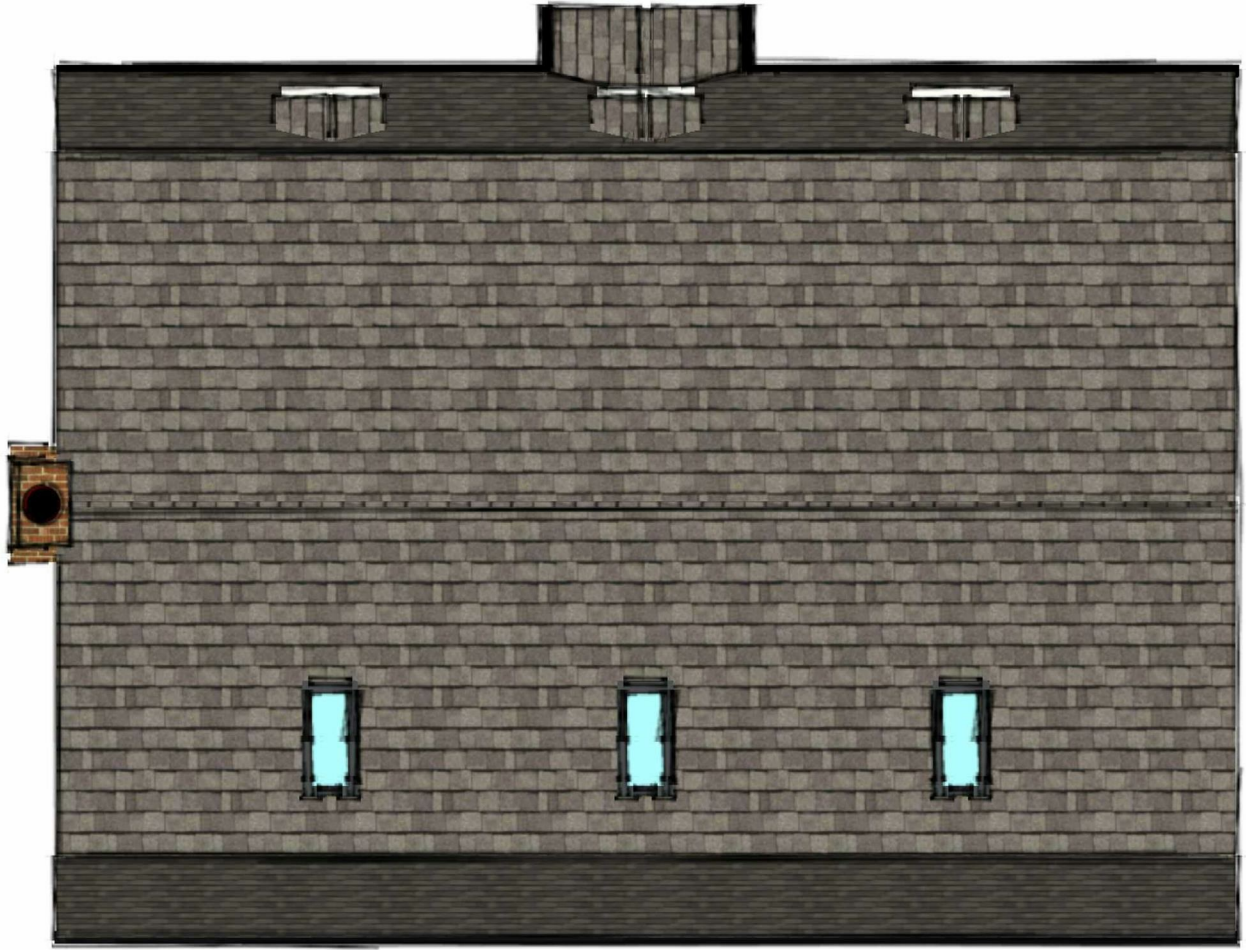
## Why Cassidy & Tate

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.

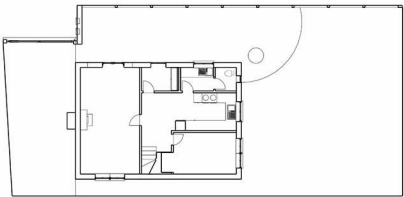
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

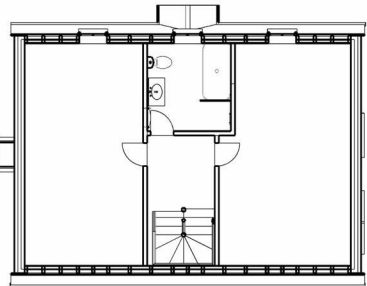
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



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## Specialists in Bespoke Properties

- Land & New Homes Network
- Two/Three Bedrooms
- Freehold
- Located In New Greens
- Planing Permission Granted
- Detached 1,500 sq ft Approx
- Chain Free
- [stuart@cassidyandtate.co.uk](mailto:stuart@cassidyandtate.co.uk)

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	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC





Your land requirements.  
**My priority.**

**Stuart Cassidy**

Whether you're searching for your next development site or looking to sell your land, I can help.

Let's discuss your plans today.

✉ [stuart@cassidyandtate.co.uk](mailto:stuart@cassidyandtate.co.uk)

☎ 01727 228428

🌐 [cassidyandtate.co.uk](http://cassidyandtate.co.uk)

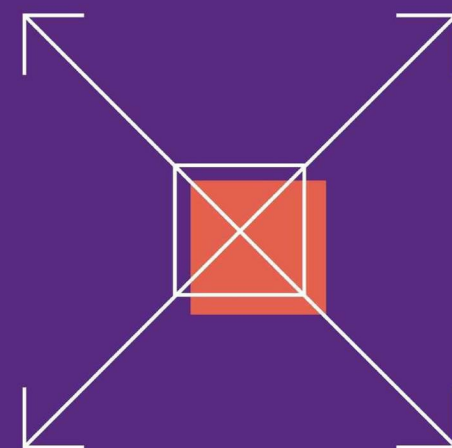
Member of:  
 **LAND & NEW HOMES  
NETWORK**



 **LAND & NEW HOMES  
NETWORK**

**Cassidy  
& Tate**  
Your Local Experts

Our 450 branch **network**  
Our buyer **databases**  
Our **marketing** might  
Our **energy** and **commitment**  
**Your development**



#welovenewhomes

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