

The Stables, St. Albans Road, Sandridge, St. Albans, Hertfordshire, AL4 9LB

Offers invited unconditionally or subject to reserved matters.

Cassidy
& Tate
Land & New Homes





Key Highlights

- 2.95 acres of land for development
- Current use class: B8
- Outline planning permission with access granted for 8 luxury homes.
Ref: 5/2024/1462
- Affluent location close to desirable schools



Site Overview

The site is located between existing residential properties and has a frontage of approximately 90 metres onto St Albans Road. The boundary along the main road is screened by established hedgerows, behind which lies an existing track used by the adjoining property. The land rises gradually from the road towards the rear of the site.

The site was historically used as stables and paddocks but has been vacant for several years.

Access is situated on the eastern side of the site via a track running past the adjacent property known as *The Willows*.

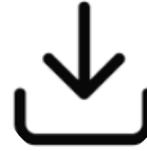


Illustrative Sketch Massing (D&A)

Details

- Offers are invited, subject to the grant of Reserved Matters approval.
- Bidders should make their own assumptions regarding the size, layout, and design of the proposed dwellings when formulating their offer.
- Offers should be made gross of any Section 106 contributions.
- A cost allowance of £80,000 should be assumed for Biodiversity Net Gain.
- Offers are to be submitted by 5:00pm on Tuesday, 18 November 2025.
- Please include the completed bid form, available in the data room, with your submission to show allowances and deductible cost assumptions.

Information



Technical Information

Please follow this link to the Data Vault for more information, including planning documents and technical information.



Planning Status

Planning was granted for 8 houses in July 2025, reference 5/2024/1462. The decision notice will be issued following the S106 agreement being signed. Click this link to visit the planning portal.



Viewing arrangements

Viewings are by appointment.



Method of Sale

For sale by tender. The vendors will consider unconditional or subject to reserved matters offers for the site.



VAT

The site is not elected for VAT.

Location

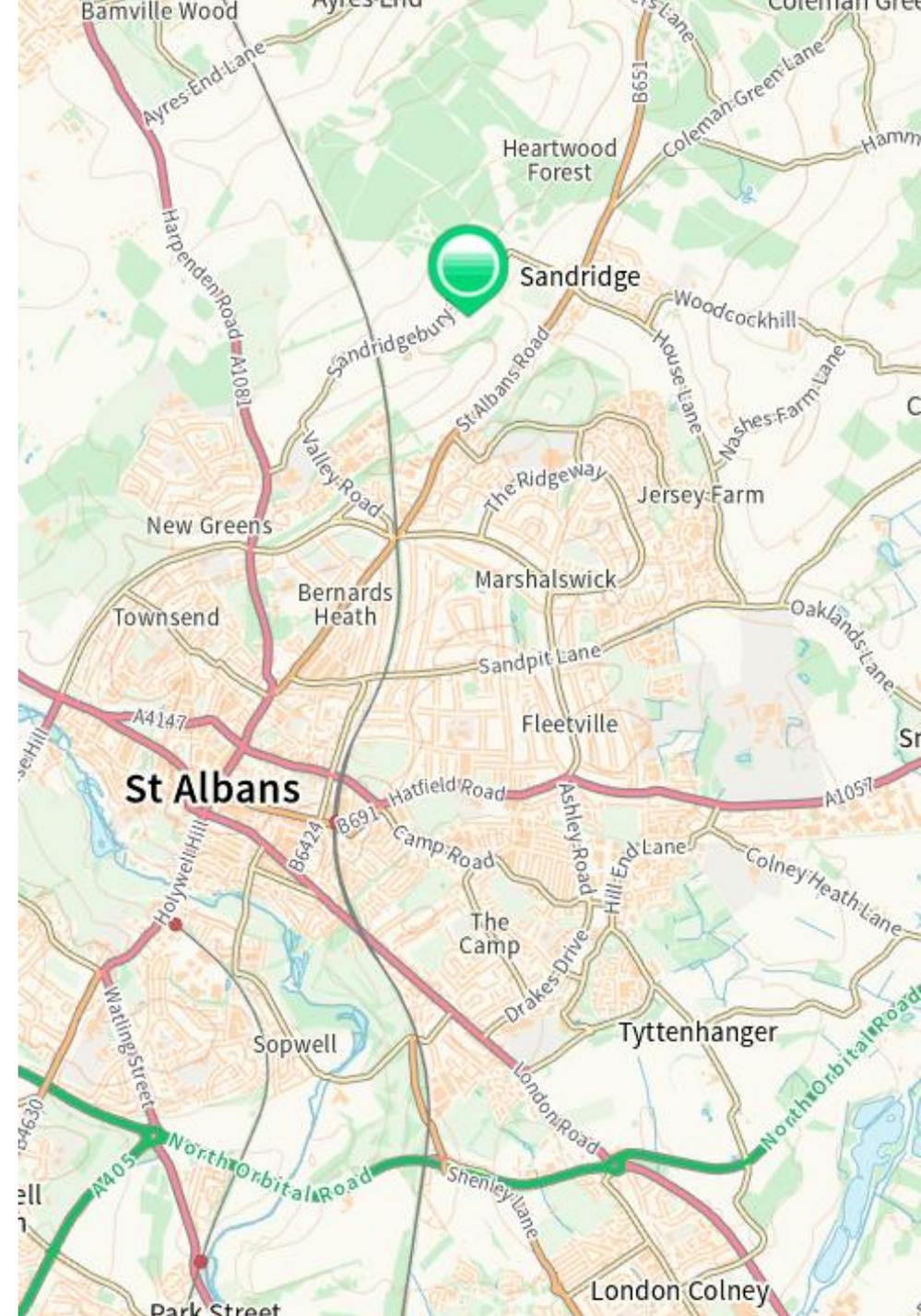
The site is located in the affluent village of Sandridge, on the northern side of St Albans.

The village offers a charming mix of amenities, including traditional pubs, a local store, and a delightful garden centre.

What will most appeal to buyers is that, despite its rural village feel, Sandridge is just two miles from St Albans city centre and close to excellent local schools. It is ideally positioned for families, with the Ofsted 'Outstanding' Sandringham School nearby, followed by St Albans Girls' School.

These homes will particularly attract growing families seeking outstanding education, open green surroundings, and a more relaxed pace of life within easy reach of the city and should be designed with that in mind.

what3words
///bring.gums.honey



Get in touch

For further information or to arrange a site visit, please get in touch today.



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