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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BURNHAM GREEN ROAD
WELWYN
AL6 0NL

Guide Price £900,000

EPC Rating: G Council Tax Band:



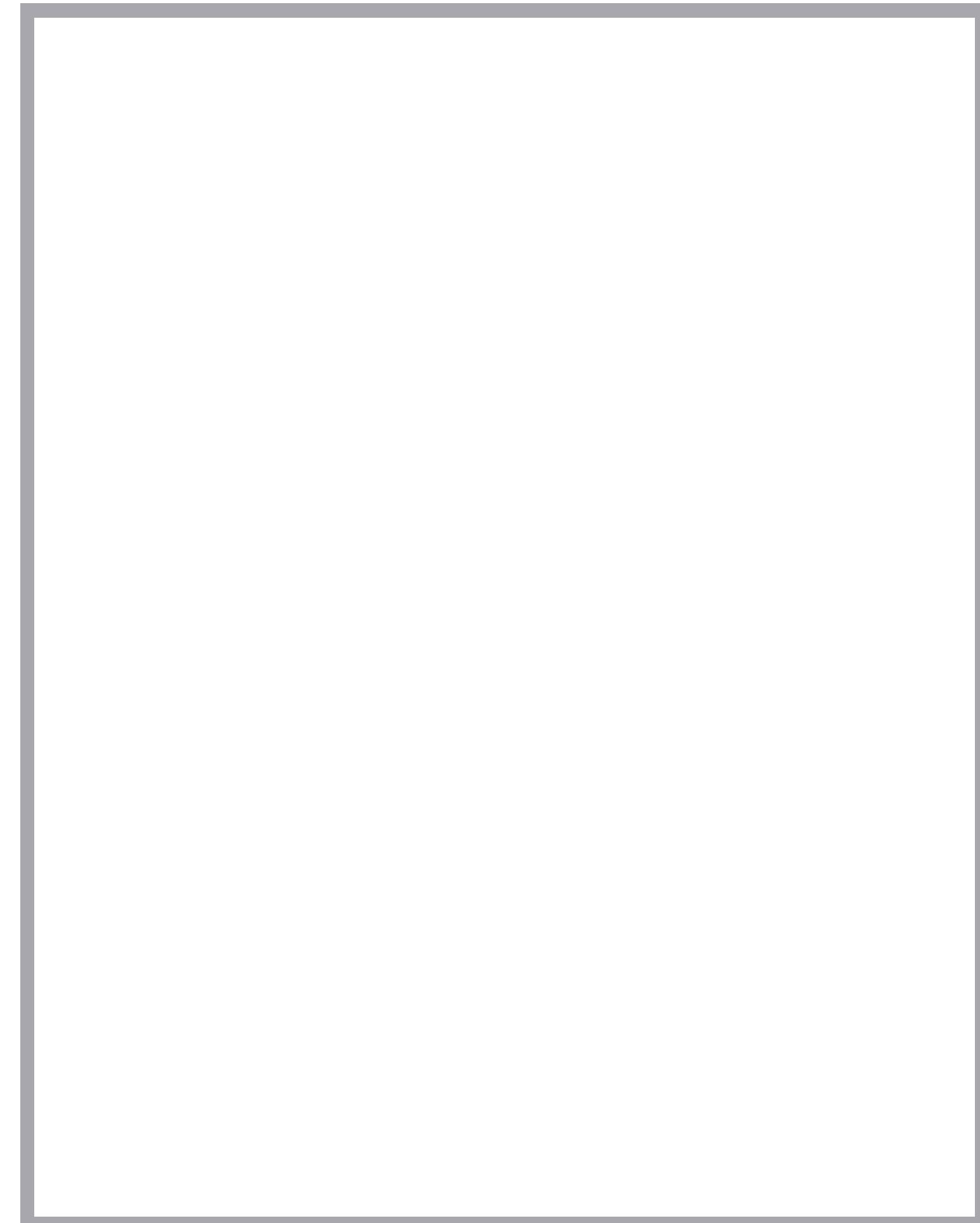
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All The Ingredients Needed For A Fabulous Lifestyle

DEVELOPMENT WITH PLANNING PERMISSION GRANTED, GDV £2,000,000 - Call Stuart Cassidy for more information.

If it is always been your dream to live a relaxed lifestyle with plenty of space and easy town access, then this opportunity to build your own home could bring your dreams to reality. Burnham Green Road is located on the outskirts of the pretty villages of Tewin Wood and Burnham Green, a highly desired location. The lifestyle here is a real treat. You will find yourself surrounded by adjoining woodland and beautiful open countryside. There are a range of local village pubs, restaurants and shops with the extensive shopping and leisure facilities which can be found a short drive away in Welwyn Garden City. For the commuter, Welwyn North Station is approx 1.5 miles away and offers fast trains into London, Kings Cross.

Plans have been submitted and granted for an architecturally designed, four double bedroom, six reception rooms, detached home. The new build will measure approximately 4,000sq ft and flow beautifully over three levels which include a basement, ground floor and first floor. However there is potential to add a fourth level, plus a detached garage, should more space be desired (stpp). The site has been cleared and is offered for sale with no onward chain, ready to make your build dreams come true.



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

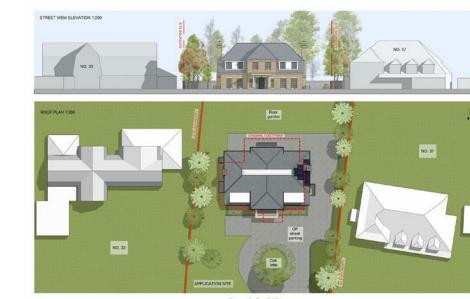
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team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

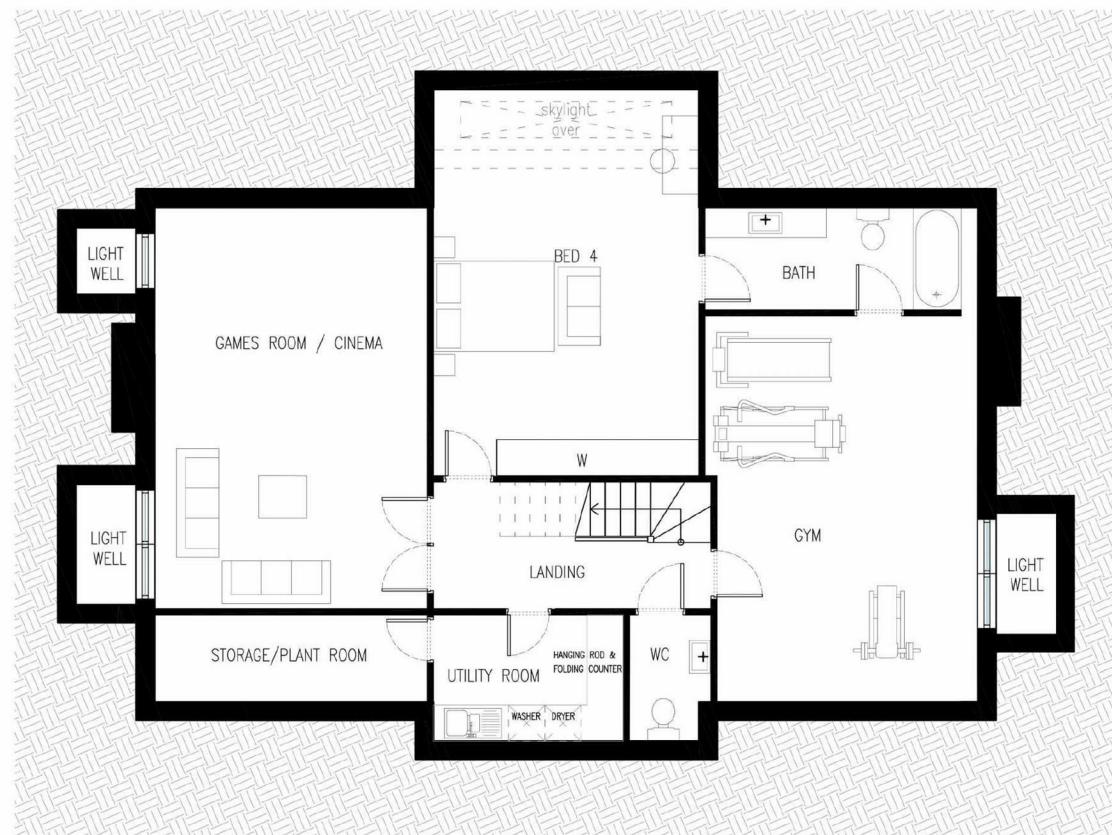


GROUNDFLOOR
FOOTPRINT - 133m²
GIA GROUNDFLOOR - 171m²
GIA ROOF - 171m² (1% decrease over planning approved)
VOLUME - 801m³ (2.7% decrease over planning approved)

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>		1	1
England & Wales	EU Directive 2002/91/EC		

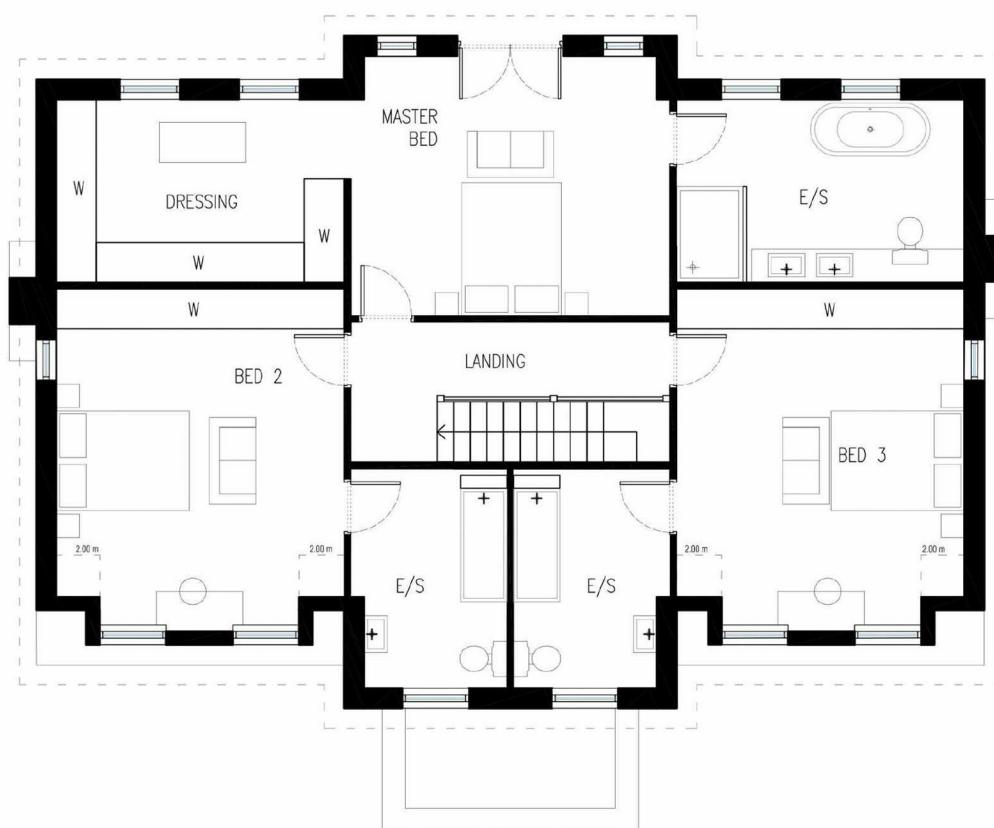




BASEMENT

GIA basement = 123.3 m²

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1ST FLOOR

GIA FIRST FLOOR = 114 m²

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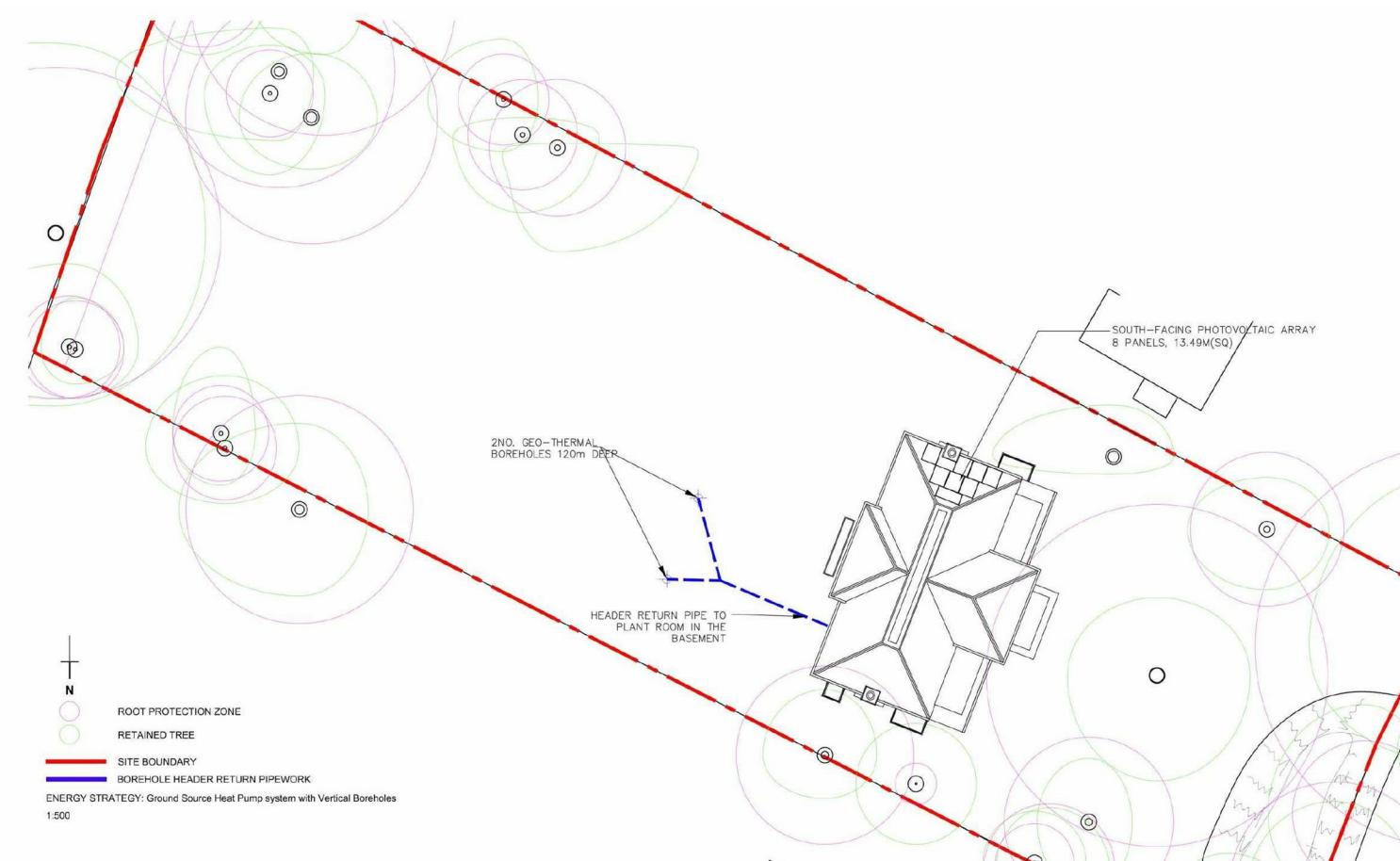


[01] LOCATION PLAN 1:1250



[02] BLOCK PLAN 1:500

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