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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

LAND R/O FRANCIS AVENUE
ST. ALBANS
AL3 6BW

Offers Over £1,000,000

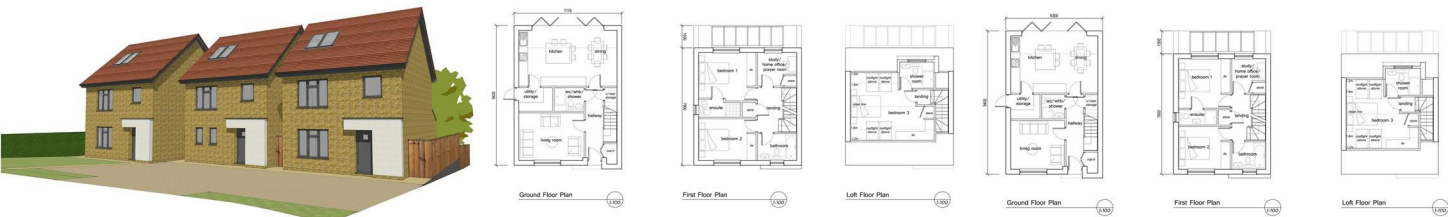
EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

The 0.16 acre site consists of three gardens of residential houses fronting Francis Avenue. The gardens back on to the road known as Repton Green and directly abuts the highway. The new access will be formed from Repton Green which is fronted with houses on the northern side. The site slopes downwards from Repton Green to Francis Avenue. The plot to the rear of 54 contains an old garage, no other buildings are present on the site. On the Southern side of Repton Green, where this site is located are residential gardens of the houses fronting Francis Avenue. To the West and East boundaries are residential gardens. Full planning permission for three detached dwellings granted 12th January 2022 REF: 5/21/2861. Prior to the most recent approval, the site achieved planning for three attached bungalows.

We estimate the GDV to be £2,525,000. Offers in excess of £1,000,000. No VAT is applicable to the purchase price. No CIL or S106 payments are due. Vacant Possession is available immediately upon completion.



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



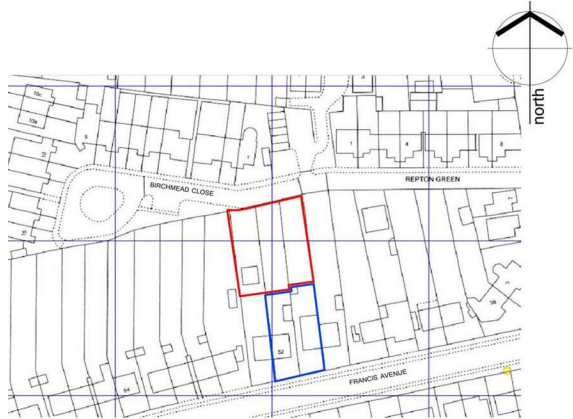
Why Cassidy & Tate

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.

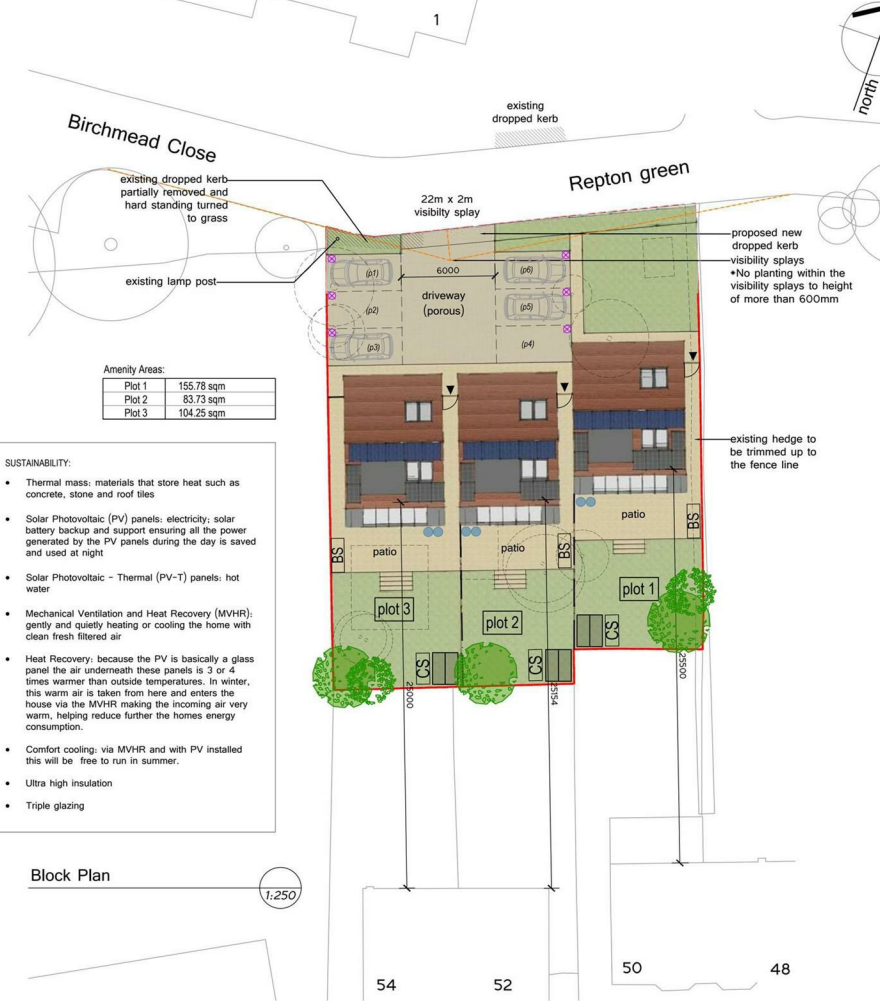
Your Local Property Experts

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



Site location
Application boundary
Other land owned by the applicant

- Key:
- 1.8m high timber close board fence (refer to detail)
 - 0.9m x 1.8m high timber gate - access to rear garden
 - retained tree
 - removed tree
 - new tree planting subject to detail landscape scheme
 - cycle store
 - bin store
 - shed
 - parking space with EV charging point
 - rainwater harvesting water butt
 - Photovoltaic Panel (PV) 15045W
 - Photovoltaic - Thermal panel (PV-T) power: 200W(elec) & 630W(therm)



Amenity Areas:	
Plot 1	155.78 sqm
Plot 2	83.73 sqm
Plot 3	104.25 sqm

- SUSTAINABILITY:
- Thermal mass: materials that store heat such as concrete, stone and roof tiles
 - Solar Photovoltaic (PV) panels: electricity, solar battery backup and support ensuring all the power generated by the PV panels during the day is saved and used at night
 - Solar Photovoltaic - Thermal (PV-T) panels: hot water
 - Mechanical Ventilation and Heat Recovery (MVHR): gently and quietly heating or cooling the home with clean fresh filtered air
 - Heat Recovery: because the PV is basically a glass panel the air underneath these panels is 3 or 4 times warmer than outside temperatures. In winter, this warm air is taken from here and enters the house via the MVHR making the incoming air very warm, helping reduce further the homes energy consumption.
 - Comfort cooling: via MVHR and with PV installed this will be free to run in summer.
 - Ultra high insulation
 - Triple glazing

Block Plan
1:250



Specialists in Bespoke Properties

- Land For Sale
- O.I.E.O £1,000,000
- Located In St. Albans
- No VAT is Applicable
- Sealed Bids Only
- Three Detached Houses
- Vacant Possession
- No CIL or S106 payments

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	



