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Cassidy  
& Tate  
Your Local Experts



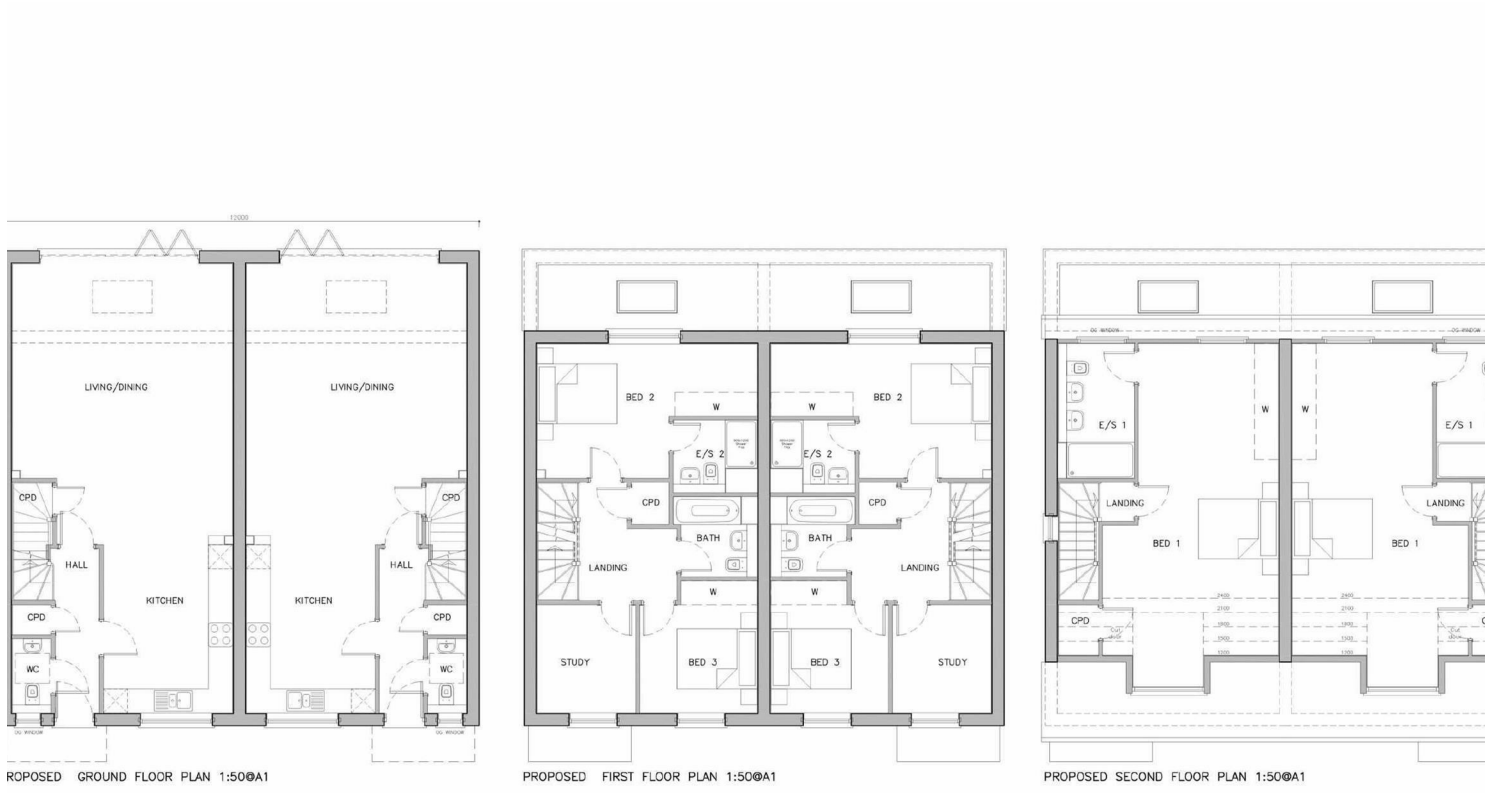
### Proposed Elevations

Award Winning Agency

ST. ANNES ROAD  
ST. ALBANS  
AL2 1LJ

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

### Offers In Excess Of £600,000



sed Floor Plans

# All The Ingredients Needed For A Fabulous Lifestyle

SITE FOR SALE WITH PLANNING PERMISSION GRANTED  
 GDV £1,350,000  
 For all enquiries please call Stuart Cassidy 01727 832383

Cassidy & Tate are delighted to offer to the market an exciting opportunity to acquire a freehold site where architectural plans for 2 x Three/four bedroom dwellings have been specifically designed for this site.  
 GIA 1,648 square feet per unit (approx)

We will need to be appointed sole agents on the re sales at 1.5% plus Vat

PROPOSED SITE/ROOF PLAN 1:200@A3  
 Proposed Site/Roof Plan & Site Location Plan

EXISTING STREET FRONT 1:1250@A3  
 PROPOSED STREET FRONT 1:1250@A3

LAND & NEW HOMES NETWORK

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

#welovenewhomes

Cassidy & Tate



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



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**



## *Specialists in Bespoke Properties*

- Building Plot For Sale
- Two Town House Style Build
- Arranged Over Three Floors
- Located In London Colney
- Planning Granted
- Three/Four bedrooms Semi's
- Off Street Parking To Front
- Chain Free

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

