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Cassidy
& Tate
Your Local Experts



Award Winning Agency

SEWELL LANE
DUNSTABLE
LU6 1RP



All The Ingredients Needed For A Fabulous Lifestyle

This single storey Bungalow provides open plan living and three bedrooms, there is one family bathroom plus an en-suite to the master bedroom. There is a courtyard garden and parking to the front.

The property is on a private development located at Sewell Manor, its former use was as a surgery, but is currently pending planning permission to be converted to residential. The majority of the works for the conversion have been carried out, but the purchaser will need to finish the remaining works.

The planning reference is CB/21/04442/FULL.

The property is for sale unconditionally, upon grant of planning there will be a 20% overage (£55,000) applicable.



Total area: approx. 1024.7 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Perfect Fusion of Location And Way of Living

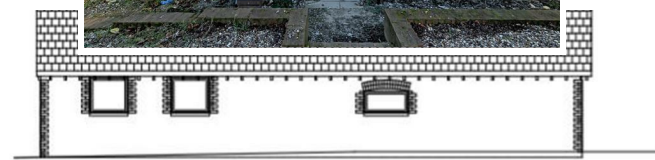
Why Cassidy & Tate

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

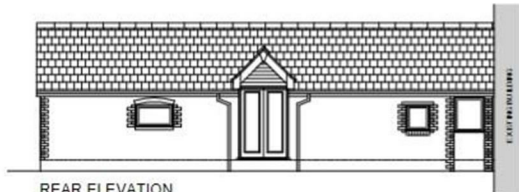
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team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



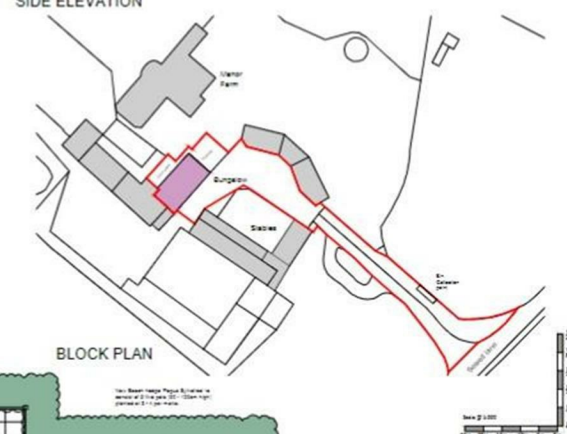
FRONT ELEVATION



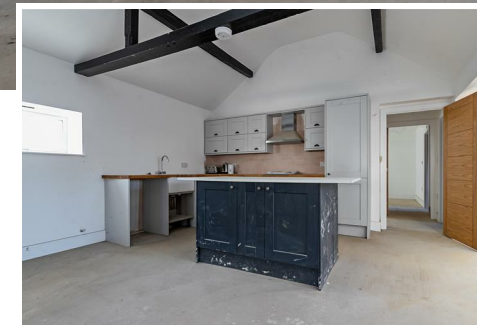
SIDE ELEVATION



REAR ELEVATION



BLOCK PLAN



Specialists in Bespoke Properties

- Barn Conversion
- Semi Detached
- Located In Sewell Hamlet
- Chain Free
- Potential To Convert (sttp)
- Off Street Parking (sttp)
- Private Development
- Pending Planning Permission

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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