

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
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Award Winning Agency



www.cassidyandtate.co.uk

SHOTTFIELD CLOSE

ST. ALBANS

AL4 9DS

Price Guide £11,000,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

In partnership with one of the UK's largest charitable trusts and a respected local promoter, planning has been submitted for 84 new homes in Sandridge. The proposals have been carefully designed to integrate the natural landscape with the built environment, while respecting the established character and urban grain of the village.

The development will deliver 50% affordable housing and provide more than 2.5 acres of communal green space, created as a publicly accessible park. This landscaped edge will form a sensitive transition to Heartwood Forest, offering opportunities for play, recreation and engagement with nature, and supporting wider health and wellbeing objectives. In addition, the scheme secures an on-site Biodiversity Net Gain of over 18%.



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.



Specialists in Bespoke Properties

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	

