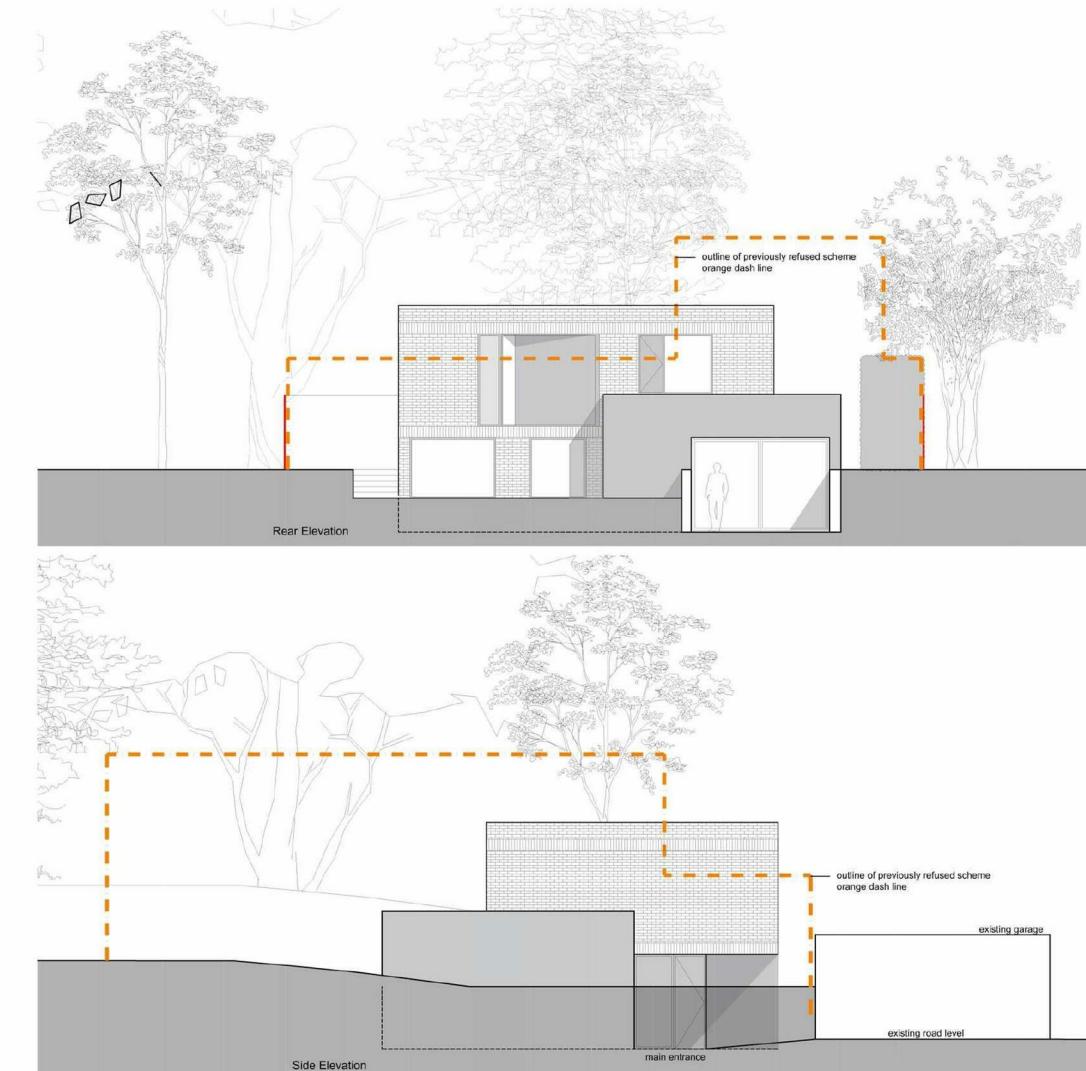


St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

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
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Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

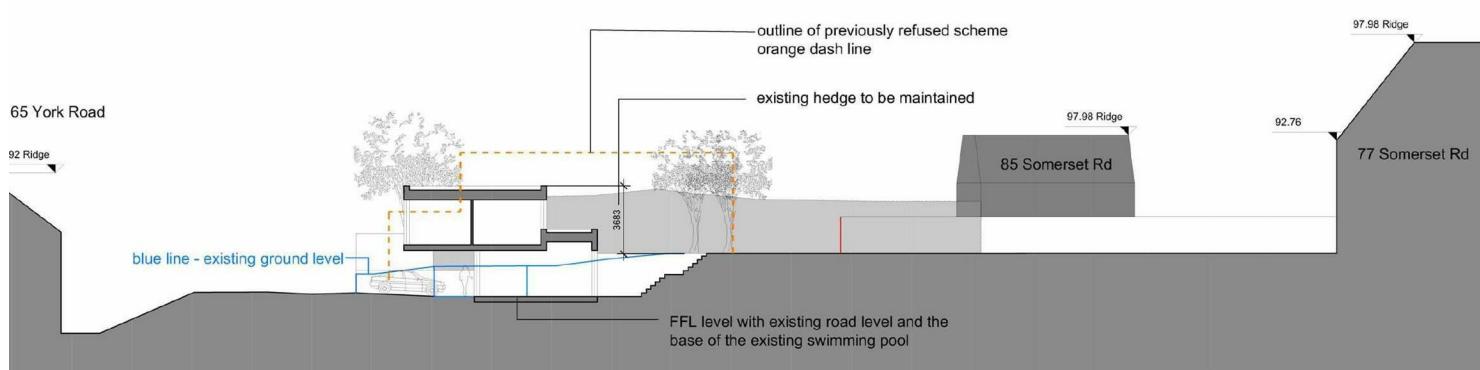
SOMERSET ROAD
BARNET
EN5 1JD

Offers In Excess Of £400,000

EPC Rating: G Council Tax Band:



Site Cross Section B_B



Site Cross Section A_A

All The Ingredients Needed For A Fabulous Lifestyle

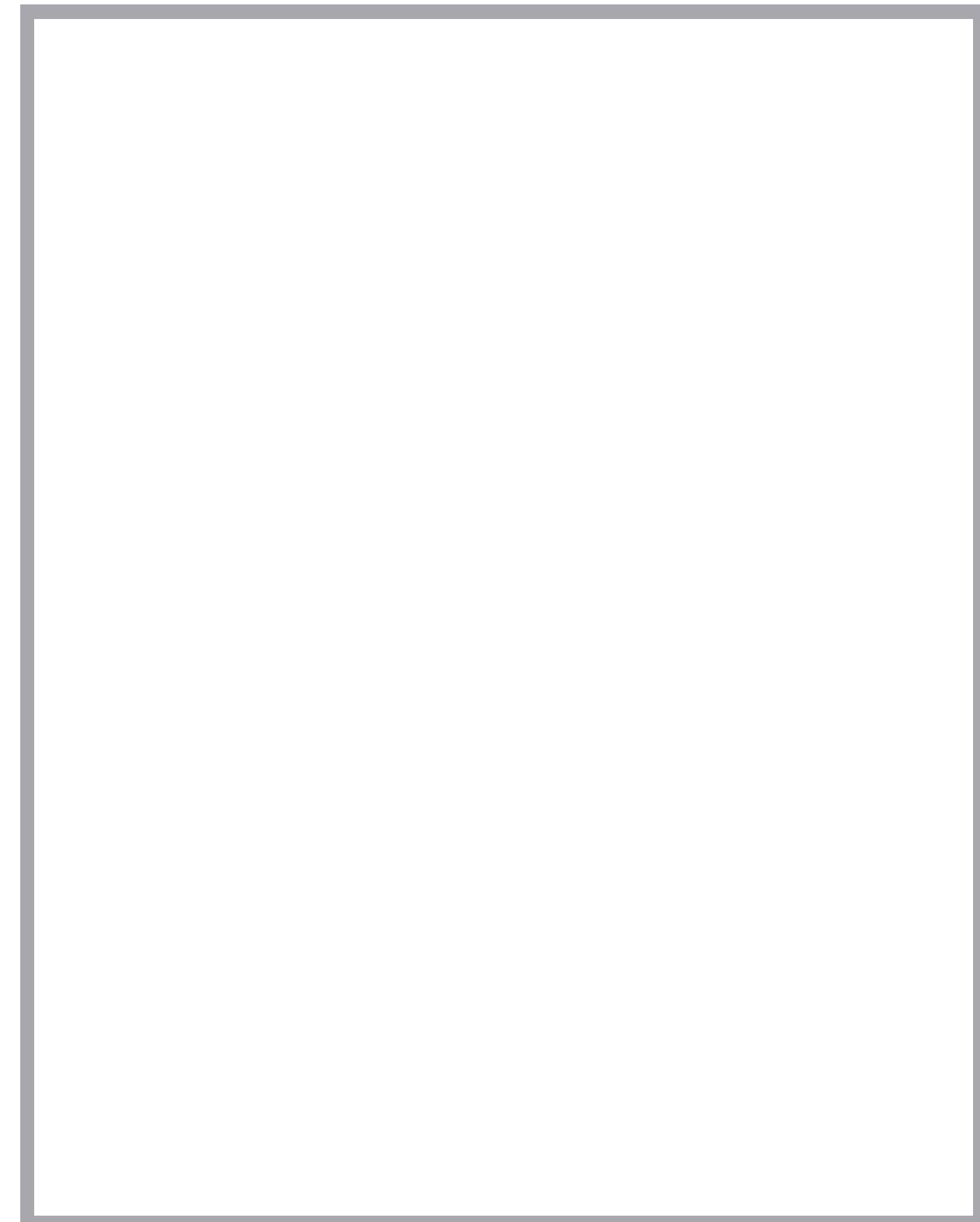
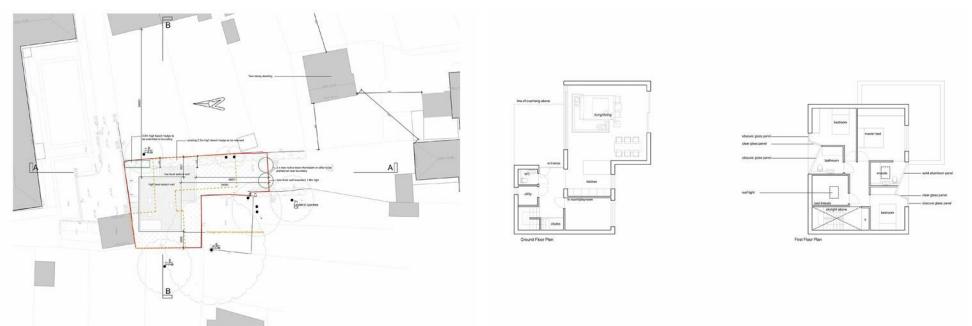
SITE FOR SALE WITH PLANNING PERMISSION GRANTED

GDV £1,100,000

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 1 x three/four bedroom detached dwelling have been specifically designed for this site.

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



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

 LAND & NEW HOMES
NETWORK

Cassidy & Tate
Your Local Experts

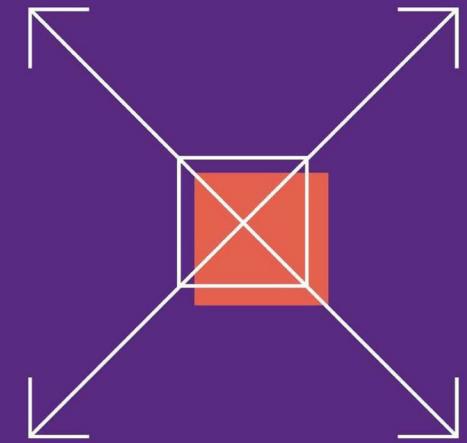
Our 450 branch **network**

Our buyer **databases**

Our **marketing** might

Our **energy** and **commitment**

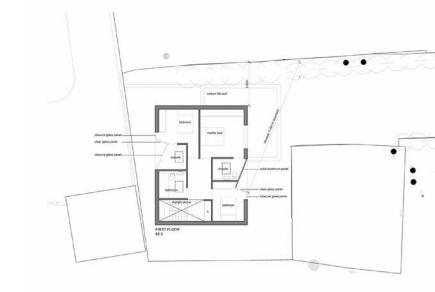
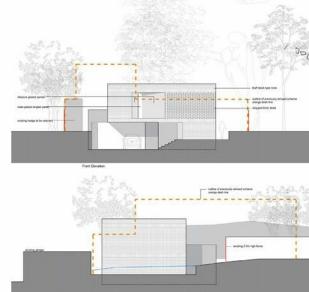
Your development



#welovenewhomes



*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		
(11-20)	G	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



