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Your Local Experts



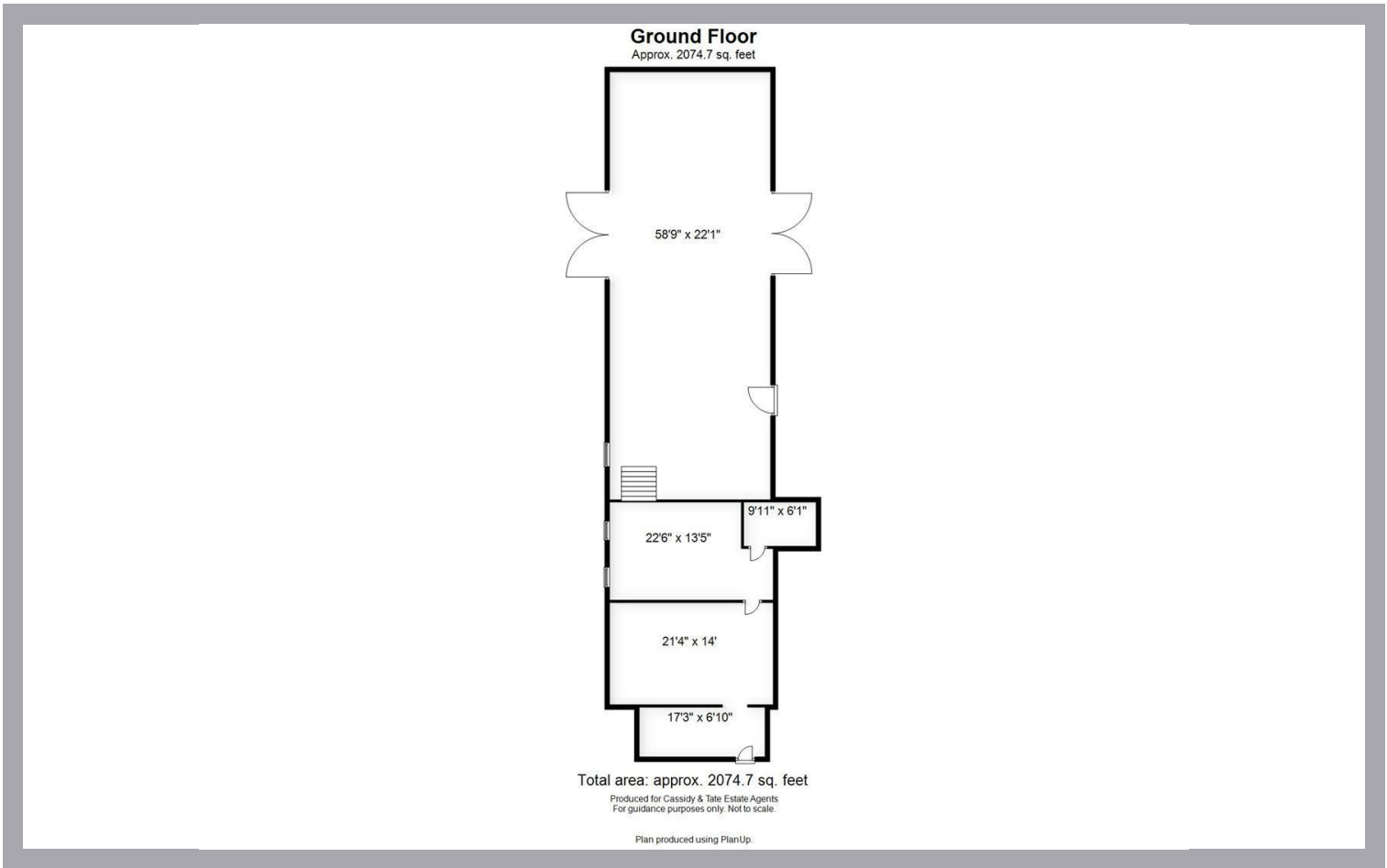
Award Winning Agency

SEWELL
DUNSTABLE
LU6 1RP



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes are delighted to be presenting this rare opportunity to purchase this historical Tythe barn. This development would make an ideal project for the investor or the new owner to design their own barn conversion and create a home of their dreams subject to planning permission. Sewell Manor enjoys an idyllic rural setting, but yet has the convenience and easy access to good transport links. This type of property would attract a local, but could draw the attention of a buyer/families looking to relocate to rural settings to enjoy the country air. For further information please contact the office: 01727 832383 e-mail: stuart@cassidyandtate.co.uk



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

- Barn Conversion
- Detached Or Semi Detached
- Off Street Parking Potential stpp
- Private Gated Development
- Potential To Convert (stpp)
- Rear Gardens Attached
- Located In Sewell Hamlet
- 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	1	1
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		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	