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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

ST ANNES ROAD  
ST ALBANS  
AL2 1NY



# All The Ingredients Needed For A Fabulous Lifestyle

SITE FOR SALE SUBJECT TO PLANNING PERMISSION GDV £1,000,000  
 For all enquiries please call Stuart Cassidy 01727 832383

Cassidy & Tate Land & New Homes are delighted to be presenting this rare opportunity to purchase a plot of land with potential (stpp) to build a lovely pair of three bedroom semi detached family homes. This development would make an ideal project for the investor or the new owner to design their own property or to create a home of their dreams. The plot sits on a popular road within the very popular area of London Colney. For further information please contact the office: 01727 832383 e-mail: [stuart@cassidyandtate.co.uk](mailto:stuart@cassidyandtate.co.uk)

We will need to be appointed sole agents on the re sale at 1.5% plus Vat. Introduction fees @ 1.5% Plus Vat

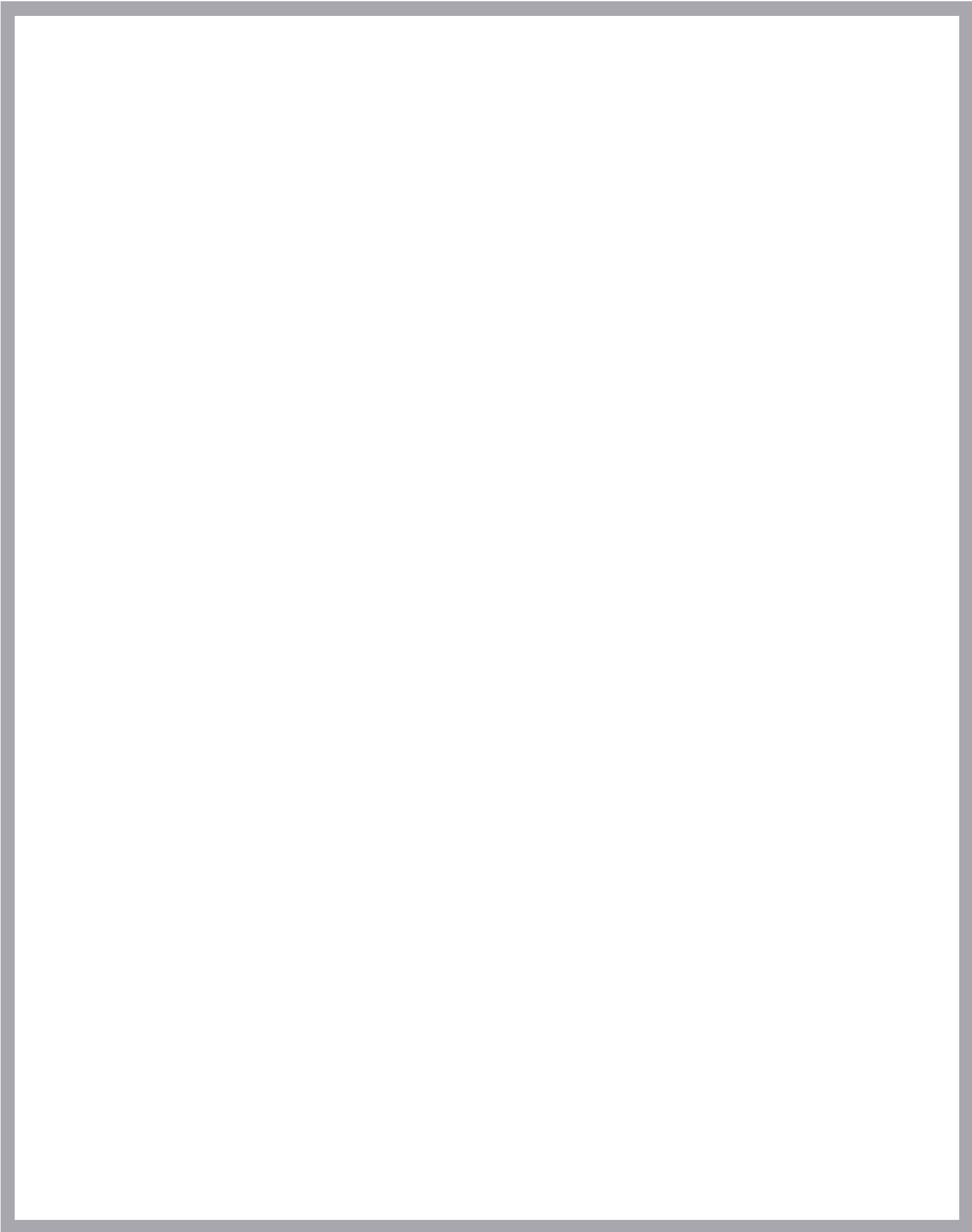
LAND & NEW HOMES NETWORK

Cassidy & Tate

- Our 450 branch network
- Our buyer databases
- Our marketing might
- Our energy and commitment

**Your development**

#welovenewhomes



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)



## Specialists in Bespoke Properties

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

