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Your Local Experts



Award Winning Agency

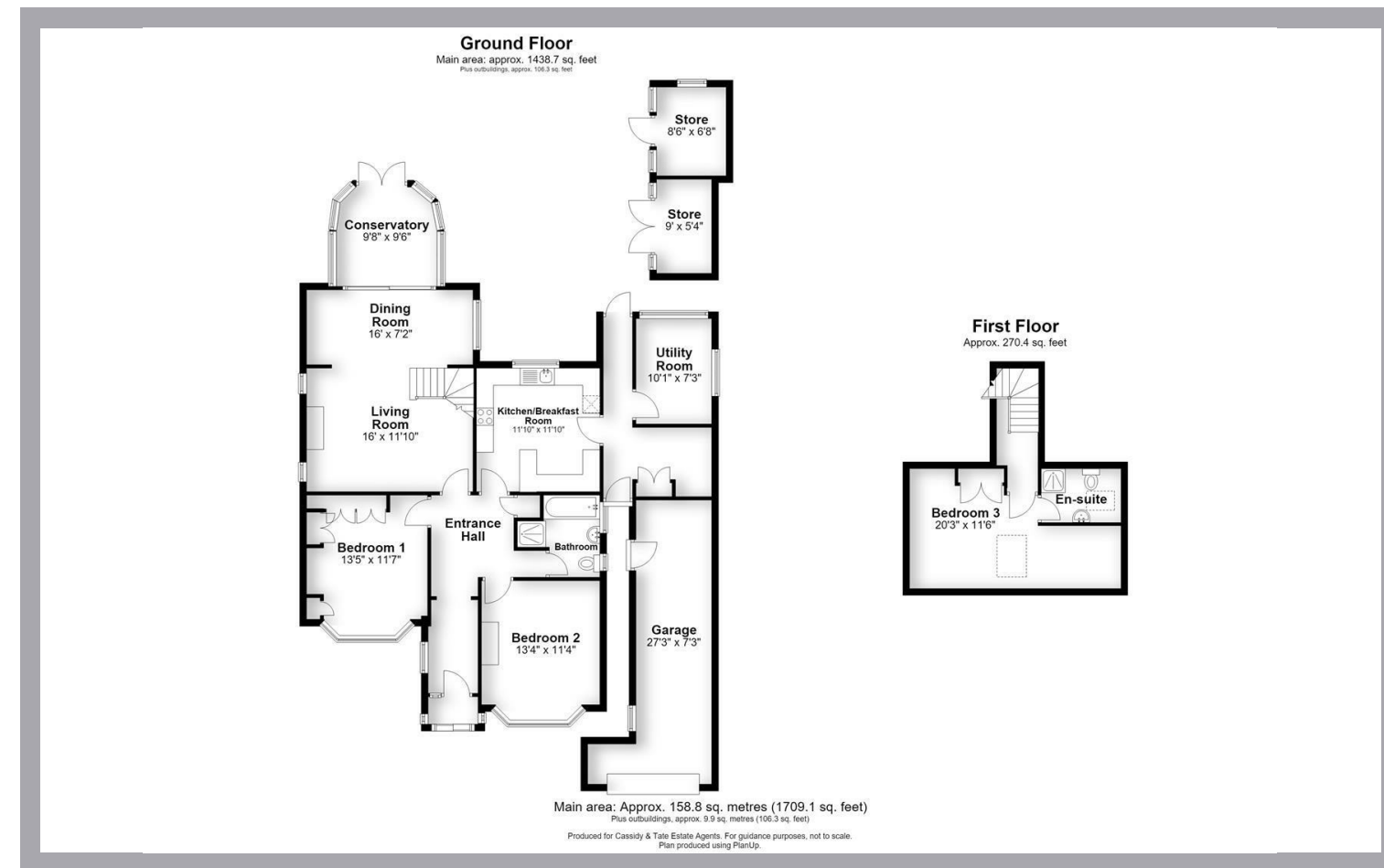
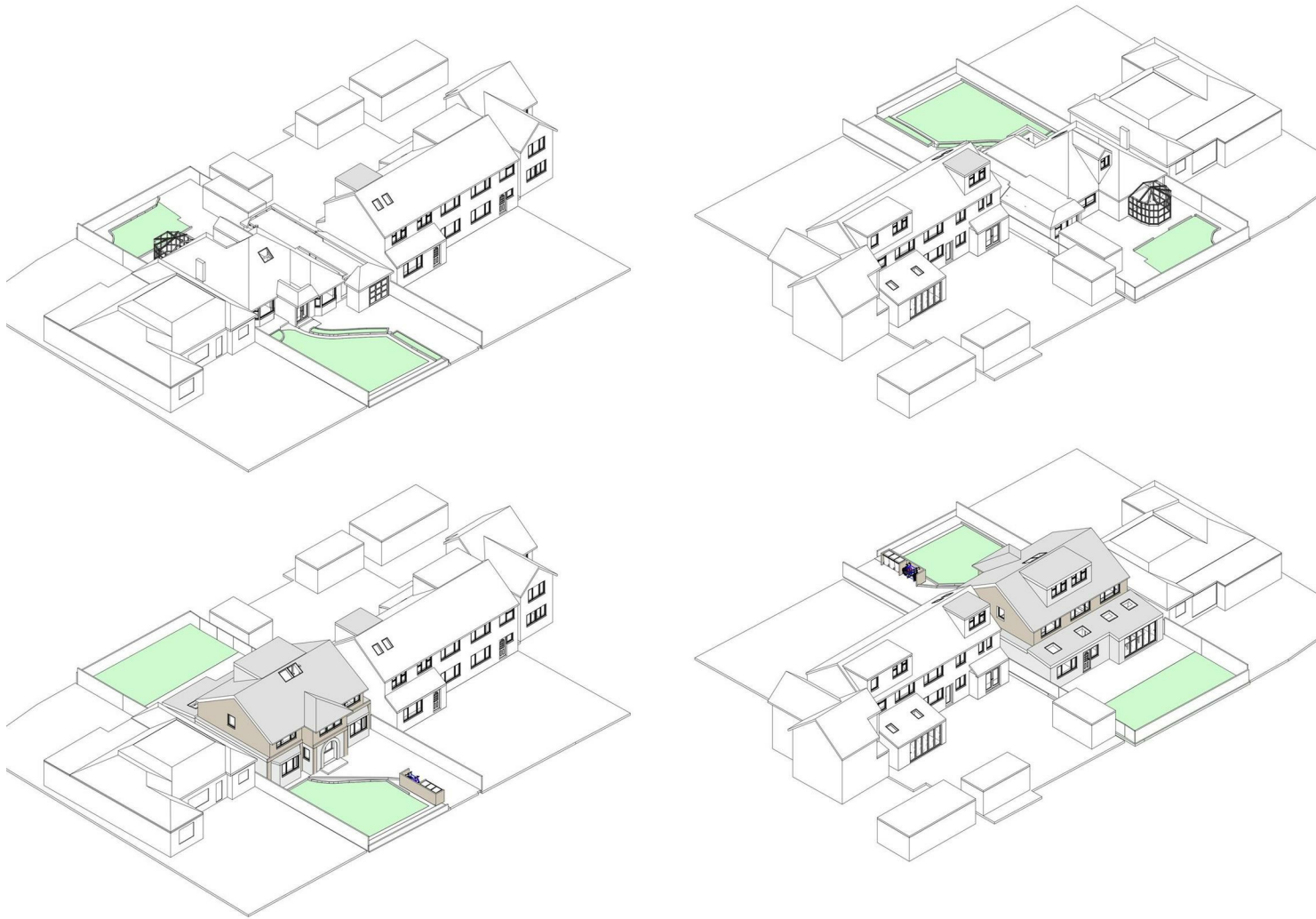


www.cassidyandtate.co.uk

THE MALL
ST. ALBANS
AL2 2HT

Offers Over £795,000

EPC Rating: D Council Tax Band: New Build



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.

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes are delighted to present an exciting residential development opportunity situated on The Mall, a highly desirable private road in Park Street, St. Albans. The site is offered with plans already submitted to St Albans District Council under planning reference 5/2026/0244, with a decision currently awaited. The proposals seek to transform the site and create a substantial and impressive four/five-bedroom detached family home, making the potential end result the real attraction of this opportunity. Rather than focusing on the property as it stands today, purchasers have the opportunity to look ahead to what could be created. The submitted scheme provides the basis for a significantly enhanced family residence, designed around modern living with generous bedroom accommodation, impressive reception and entertaining spaces and excellent outside space. An existing detached chalet bungalow of approximately 1,709 sq ft currently occupies the site; however, the principal value lies in the development potential and the opportunity to create a considerably larger, high-quality detached home, subject to the submitted plans receiving the necessary planning approval. Positioned along a peaceful private road, the site enjoys an attractive setting while remaining conveniently placed for St. Albans, local amenities and excellent transport connections. Offered chain free, this represents a rare opportunity for a private buyer, self-builder or developer to acquire a well-positioned site where much of the initial design and planning work has already been undertaken. Planning Application: 5/2026/0244 – decision pending. An exciting opportunity to secure the site now and potentially create an exceptional four/five-bedroom detached family home in a sought-after St. Albans location, subject to planning permission.



*Specialists in
Bespoke Properties*

- Building Plot
- Private Road
- Planning Application 5/2026/0244
- More Land Urgently Required
- Chain Free
- Potential 4/5 Bed Detached STPP
- Waiting On Approval
- Detached Bungalow On Site



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

