

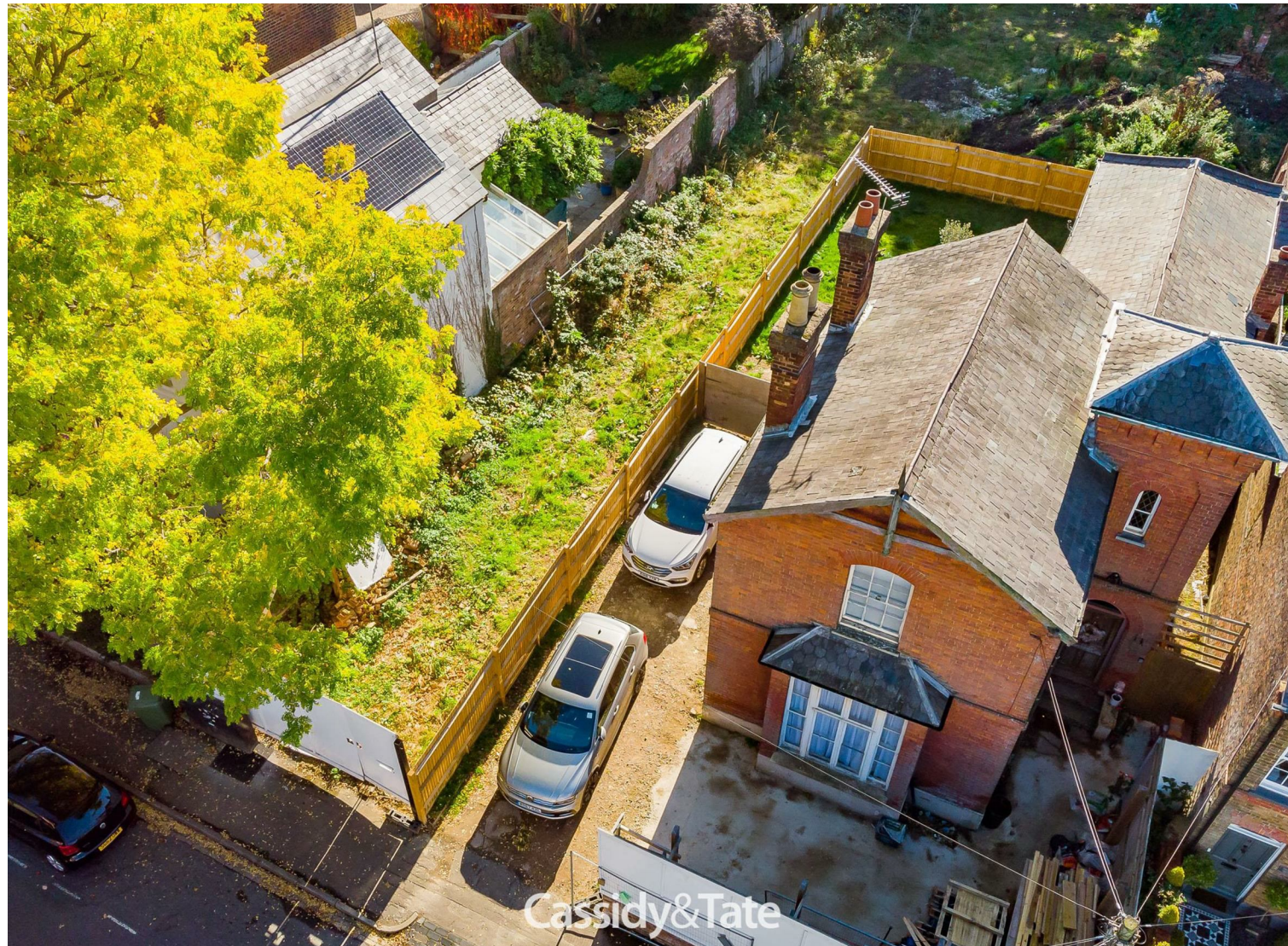
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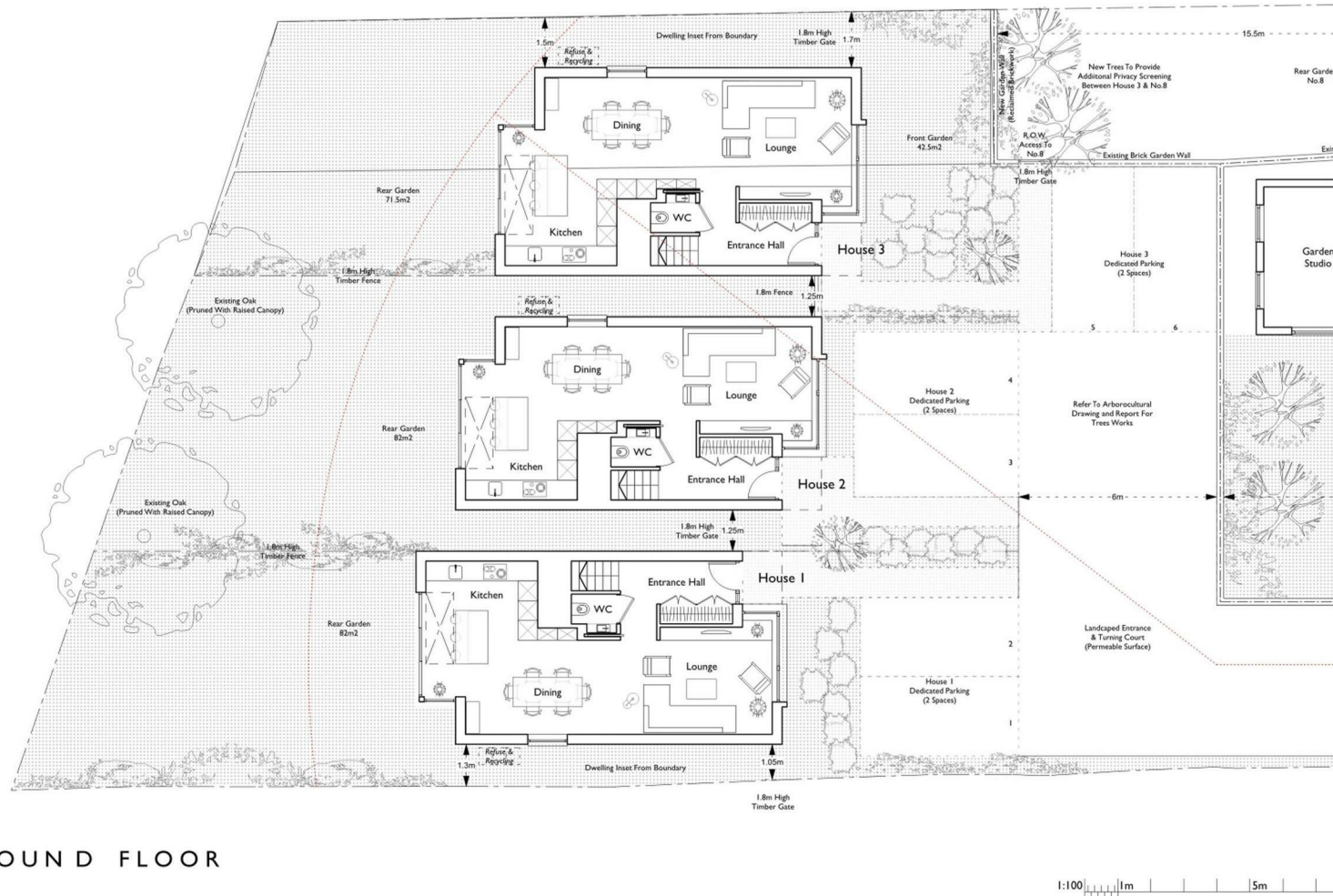
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Cassidy
& Tate
Your Local Experts



Award Winning Agency

PROSPECT ROAD
ST. ALBANS
AL1 2AX



GROUND FLOOR

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate proudly announce that on behalf of the vendor we have now Exchanged Contracts for the sale of a fantastic development opportunity in the heart of St Albans on the hugely desirable Prospect Road. Prospect Road sits within the conservation area where the existing homes are bursting with historic character. The site will provide three luxury detached town-houses accessed from their own private drive, with ample parking. Within three months of being instructed by the vendor we have Exchanged contracts with Completion to take place mid November.

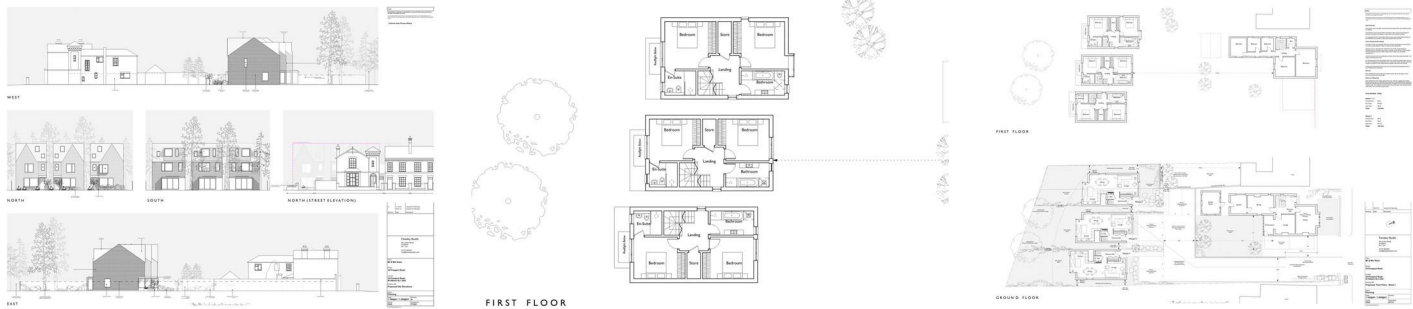
The land has been in the same family for almost a decade with its historic use being garden land. The site is relatively flat with a slight gradual slope from South to North toward the road. Access has been created following demolition of the garage.

The site is well shielded from the nearby railway line by dense vegetation, including two magnificent Oak Trees which will stay standing at the rear of the new homes gardens.

The Vendors originally obtained planning permission for three terraced houses solely in the garden of number 10, following the approval they purchased additional adjacent land to increase the size of the units and provide detached houses. This was refused, taken to appeal and won.

The site is perfectly located for all amenities, A 3 minute walk to St Albans Abbey train station, Verulam park and Westminster Lodge gym & spa and only a 10 minute walk into the city centre.

- Planning reference 5/2021/0415
- Full planning permission for three dwellings
- Close to amenities
- Close to Station



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



Specialists in Bespoke Properties

- Land For Sale
- Three Detached Houses
- Three Bathrooms
- Chain Free
- Planning Granted
- Three Bedrooms
- Prime Location
- More Land Required

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	

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

