






Front Elevation

Orchard Gardens, Orchard Drive, St. Albans

Plot 1 Orchard Gardens, Orchard Drive

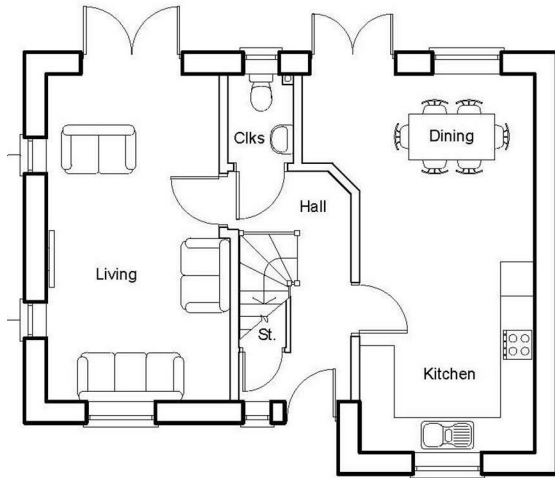
Park Street, St. Albans, AL2 2QQ
£532,500

-  4 Bedrooms
-  2 Bathrooms
-  1 Reception Rooms
-  EPC Rating Band

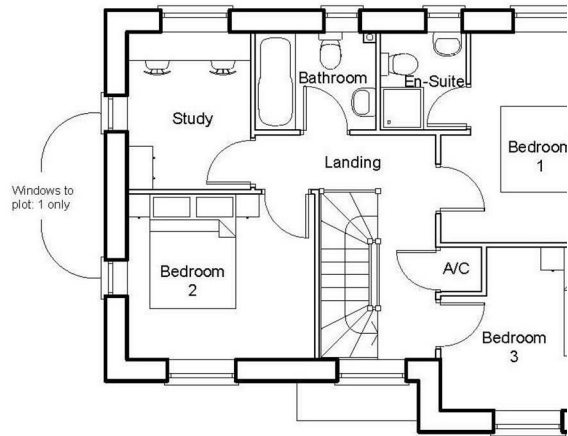
BUILDING PLOT FOR SALE. A self build, building plot to construct a four bedroom detached dwelling of 1177 square feet. The plot forms part of a development of thirty mainly detached properties. As the plot forms part of a development it will need to be constructed as per existing planning and reserved matters approval, the design and material pallet is therefore pre agreed. The plot will be provided serviced as required.

- Self Build Building Plot
- To Construct a Four Bedroom Detached 1177 Sq Ft
- Planning Includes Garage and side by side parking
 - Forms part of a development of 30 Plots





Ground Floor



First Floor



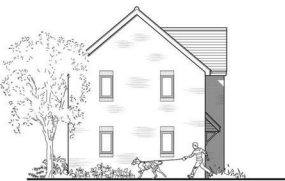
Front Elevation



Side Elevation



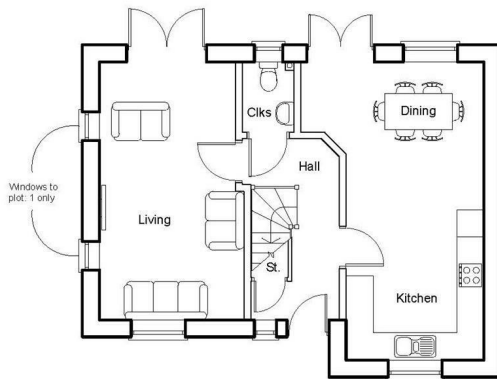
Rear Elevation



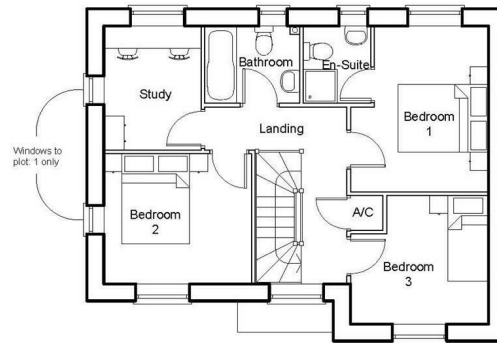
Side Elevation

Additional/Material Information

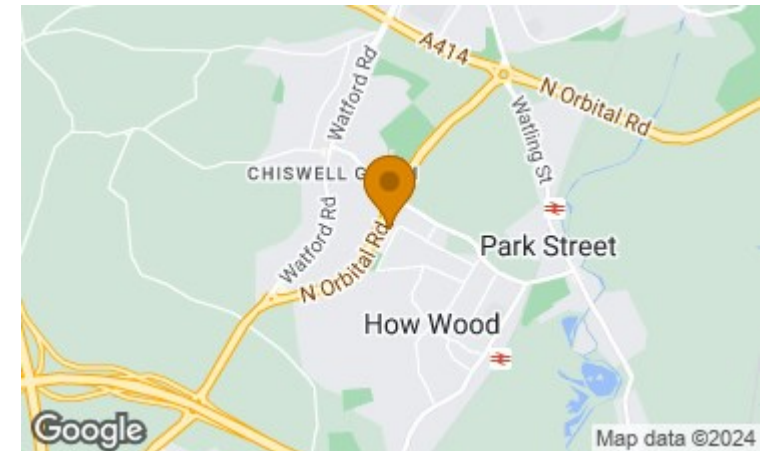
- Local Authority is
- Council tax Band New Build
- Tenure – Freehold
- Mains Gas, Water, Electricity



Ground Floor



First Floor



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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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