



## Front Elevation

Orchard Gardens, Orchard Drive, St. Albans

# Plot 25 Orchard Gardens, Orchard Drive

Park Street, St. Albans, AL2 2QQ  
£532,575



4 Bedrooms



2 Bathrooms



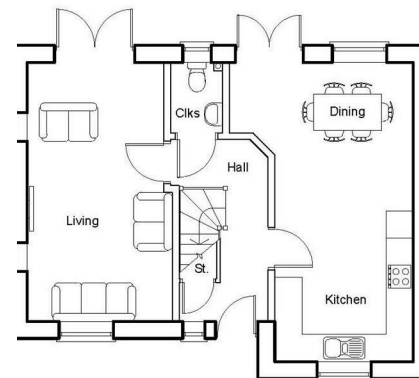
1 Reception Rooms



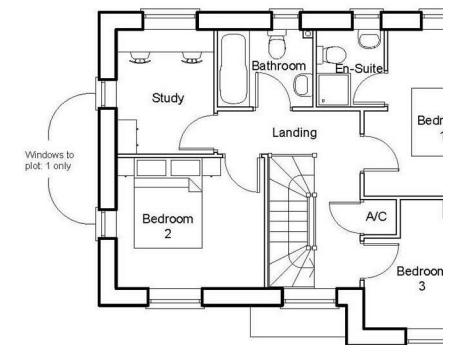
EPC Rating Band

BUILDING PLOT FOR SALE (Plot 25). 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 therfore 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



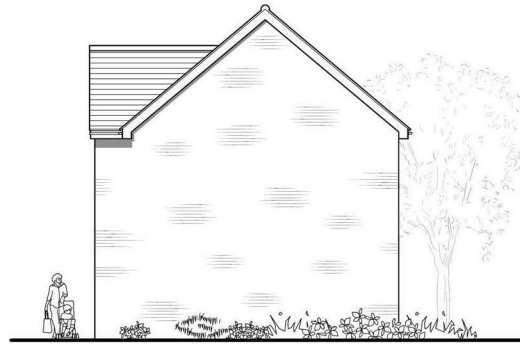
Ground Floor



First Floor



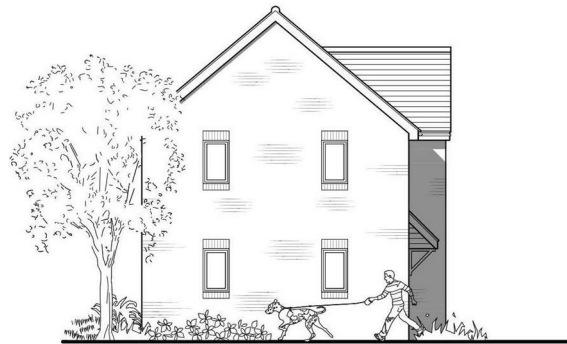
Front Elevation



Side Elevation



Rear Elevation



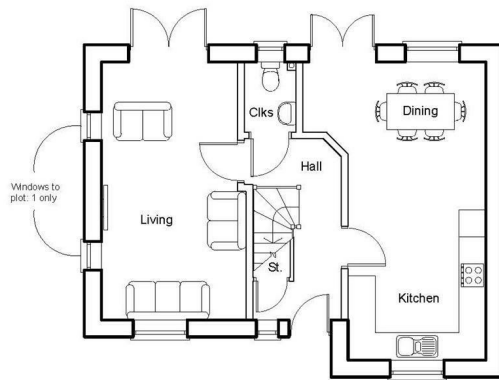
Side Elevation

Windows to plot: 1 only

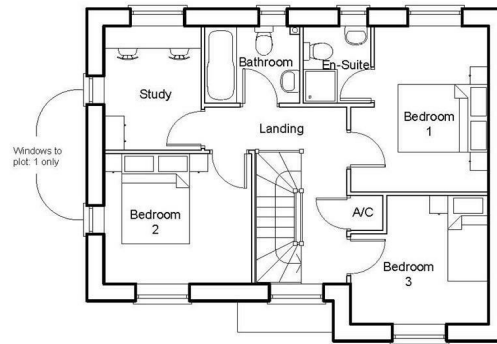


## Additional/Material Information

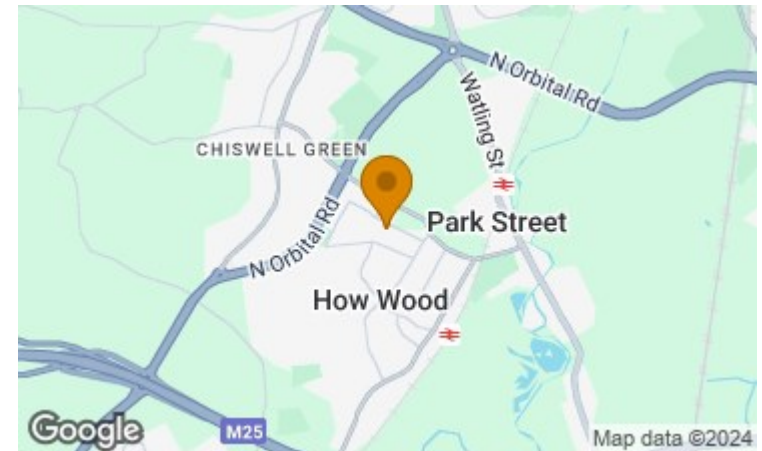
- Local Authority is
- Council tax Band New Build
- Tenure – Freehold
- Mains Gas, Water, Electricity



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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