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Cassidy
& Tate
Your Local Experts



STREET ELEVATION - 1:100

Award Winning Agency



www.cassidyandtate.co.uk

MARSHALSWICK LANE
ST ALBANS
AL1 4XG

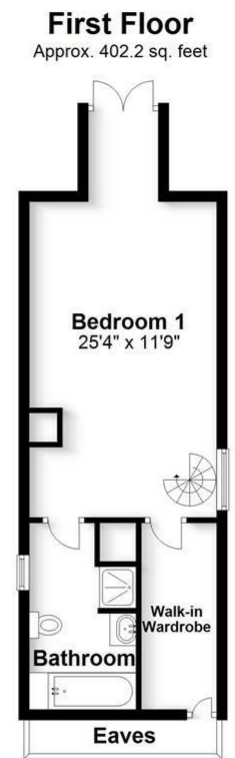
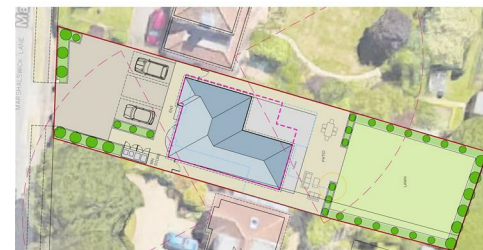
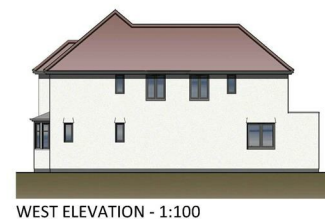
Price Guide £899,950

EPC Rating: E Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes department have exciting opportunity to acquire this rare find that will appeal to a developer, investor or someone looking to take on there own self build project. The plot of land had panning permission granted that has now lapsed for a four double bedroom detached house with parking that sits adjacent to the neighbours house giving the buyer the opportunity to build a new home from scratch. The new build will comprise of an entrance hall, downstairs cloakroom, open plan kitchen/living/dining room, utility room, family room, study, four double bedrooms, three en-suites and a family bathroom. Marshalswick Lane proves to be a popular address as it is not only close to local amenities and good schools but also a short distance away from St. Albans city centre plus the mainline railway station, linking St. Albans to London, St Pancras.



Total area: approx. 1613.3 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.
Store, Home Office/Gym included in Square Footage.

Plan produced using PlanUp.

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

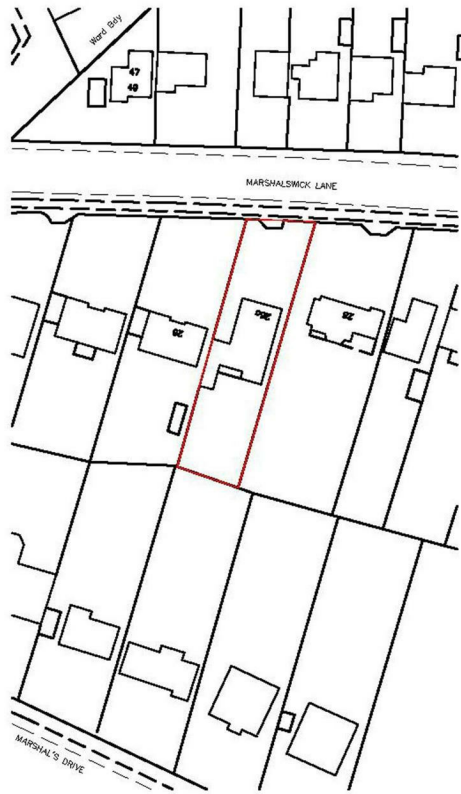
Why Cassidy & Tate

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



SITE LOCATION
PLAN - 1:1250



GROUND FLOOR - 1:100



FIRST FLOOR- 1:100

Specialists in Bespoke Properties

- Land For Sale
- Prime Location
- Chain Free
- Development Site stpp
- Lapsed Planning
- Walking To Sandringham
- New Build
- Four Bed Detached stpp

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		
EU Directive 2002/91/EC	52	80
England & Wales		



