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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WARRENGATE ROAD
HATFIELD
AL9 7TT

Offers In The Region Of £450,000



PROPOSED BLOCK PLAN @ 1:500

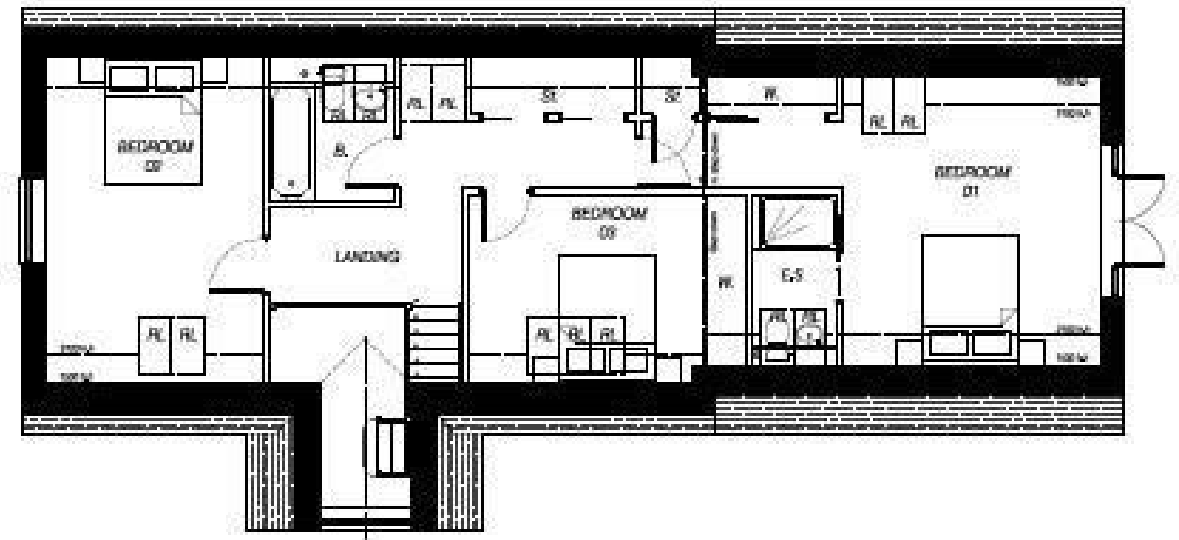
All The Ingredients Needed For A Fabulous Lifestyle

A stunning development plot available with full planning permission granted for a 4 bedroom luxury detached barn style home with a gross internal area of c. 2000 square feet. The property provides 3 spacious double bedrooms and two bathrooms to the first floor, with a further fourth bedroom and bathroom to the ground floor. The new home will sit within its own grounds of c.0.3acres, providing abundances of amenity space to the future occupier. The land stretches down to Mimmshall Brook giving the garden its own private river frontage.

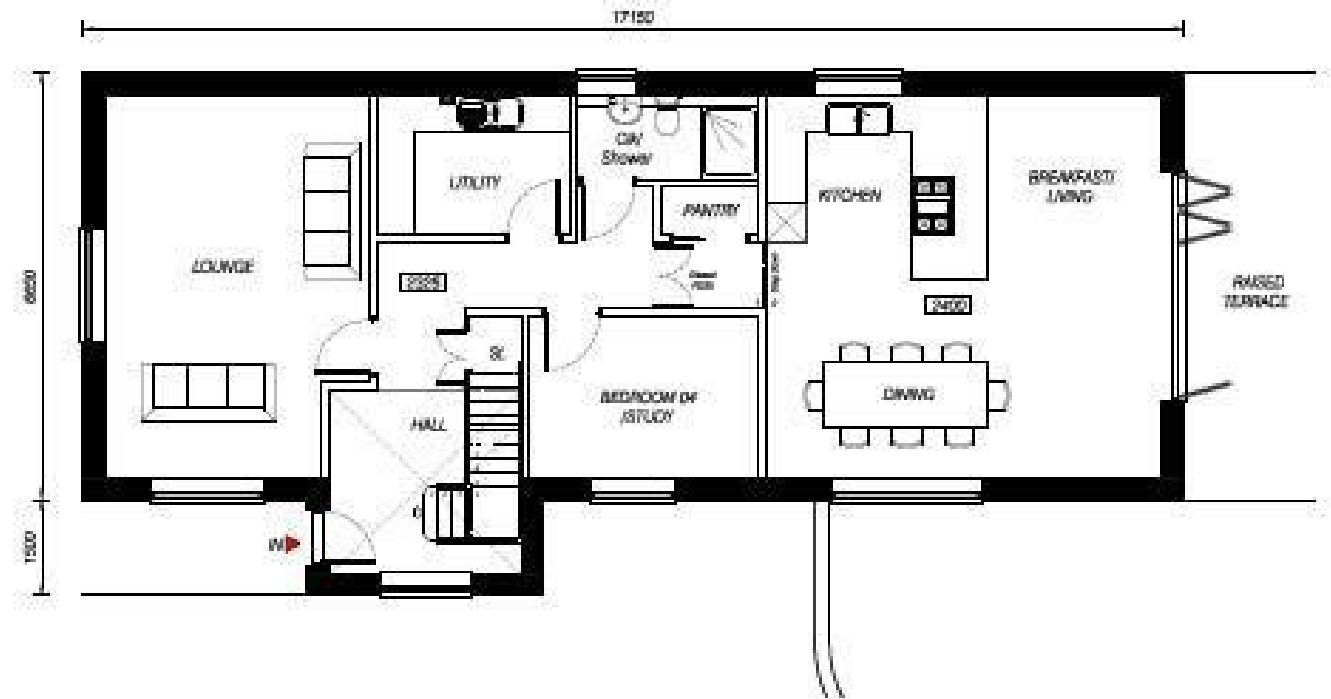
The idyllic plot is located in Water End, close to amenities nearby in the prestigious Brookman's Park, Welham Green and Hatfield. The site is conveniently located being only a 7 minute drive to the A1M and M25 south Mimms junction. Brookman's Park Station is only 1.2 miles away and provides a direct service to Moorgate in less than 40 minutes, every 15 minutes.

Planning reference 6/2022/1754/FULL
 Planning variation: 6/2024/0837/VAR

For more information please get in touch with our Land and New Homes Team.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN
 185m² Total GIA

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

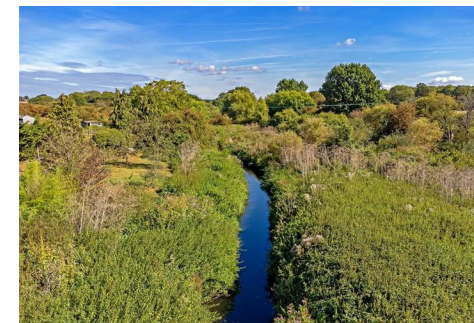
Why Cassidy & Tate

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
- Vacant Possession
- Main Road Frontage
- 4 Bed Detached House
- Planning Granted
- Cleared Site
- Close to Station
- 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	

