St Albans Office 10 High Street, St Albans Herts AL3 4EL 01727 228428 stalbans@cassidyandtate.co.uk

EXTERNAL FINISHES
WALLS: MIXED RED/BROWN BRICK
MILLBOARD BURNT CEDAR' CLADDING
ROOF: HERITAGE CLAY TILES 'CONSERVATION RED'

Marshalswick Office 59 The Quadrant, St Albans, Herts AL4 9RD 01727 832383 marshalswick@cassidyandtate.co.uk

Wheathampstead Office 39 High Street, Wheathampstead, Herts AL4 8BB 01582 831200 wheathampstead@cassidyandtate.co.uk









Award Winning Agency

TODDINGTON ROAD HARLINGTON LU5 6LA

Price Guide £400,000 www.cassidyandtate.co.uk



All The Ingredients Needed For A Fabulous Lifestyle

"The site is in the beautiful Bedfordshire countryside and located a short 0.34mile walk to Harlington station and 1.2miles from junction 12 of the M1 making it fantastic for commuters. The vendor has had planning permission granted for two luxury detached homes c 2,300 sqft, each one on a plot of around 0.4 acres with a private driveway and garages. The vendor is looking to sell one of the plots subject to planning and retain one for himself. He will build out both homes and hand over the house on a turnkey basis. The build cost for the property is estimated to be in the region of £500,000. This is a fantastic opportunity to have early input into the design and layout of your home with an all inclusive price below market value, you could get your dream home for just £900,000.

Address: Land adjacent to Brianwood, Toddington Road, Harlington, Dunstable LU6 6LA GDV $\pm 1,200,000$











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.

Specialists in Bespoke Properties

- Land For Sale
- Turnkey Property
- Chain Free
- Barn Style
- Energy Efficiency Rating

 Very energy efficient lower running costs

 (92 plus) A

 (81-91) B

 (69-80) C

 (55-68) D

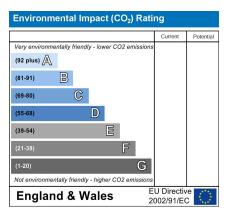
 (39-54) E

 (21-38) F

 (1-20) G

 Not energy efficient higher running costs

 England & Wales
- Cleared Site
- Four Bed Detached
- Village Location
- Below Market Value



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