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Cassidy
 & Tate
 Your Local Experts



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



Award Winning Agency



www.cassidyandtate.co.uk

TODDINGTON ROAD
 HARLINGTON
 LU5 6LA

Price Guide £400,000



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 Briarwood, Toddington Road, Harlington, Dunstable LU6 6LA
 GDV £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
- Cleared Site
- Four Bed Detached
- Village Location
- Below Market Value

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	