

9 The Avenue, Welwyn, AL6 OPN

Offers invited subject to planning.

**Cassidy
& Tate**
Land & New Homes





Key Highlights

- 0.34 acres of land for development
- Available subject to planning
- Current use class: C3
- Schedule of proposed dwellings shown on Architectural plan :
Plots 1-4 to be semi-detached houses with integral garages, approx. 180m².
Plot 5 to be a detached property approx. 200m².
All 5 properties to be three-storey.

Site Overview

The site is situated along a well-established residential road. Extending to approximately 0.34 acres, the land forms part of the front garden associated with the adjoining residence. Access to the plot is taken directly from **The Avenue**, via an existing entrance at the southern edge of the site.

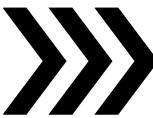
From this point, the land rises gradually northwards, creating an elevated aspect toward the rear boundary. The site has only basic vegetation and no meaning there are very few environmental constraints. This makes it straightforward to bring forward for development.



Details

- Offers are invited, subject to planning.
- The vendor is willing to accept an option agreement on the land.
- Offers should be made gross of any Section 106, BNG contribution

Information



Planning Status

The vendor previously applied for planning for 9 dwellings across the entire site. The council advised they would support a maximum of 5 or 6 houses, so the vendor withdrew the application and is now looking to sell it with the benefit of the option.



Viewing arrangements

Viewings are by appointment.



Method of Sale

The vendors are looking to sell the land with the benefit of an option agreement.



VAT

The site is not elected for VAT.

Location

The site at 9 The Avenue is situated in one of Welwyn's most desirable residential pockets, surrounded by high-value housing and mature woodland.

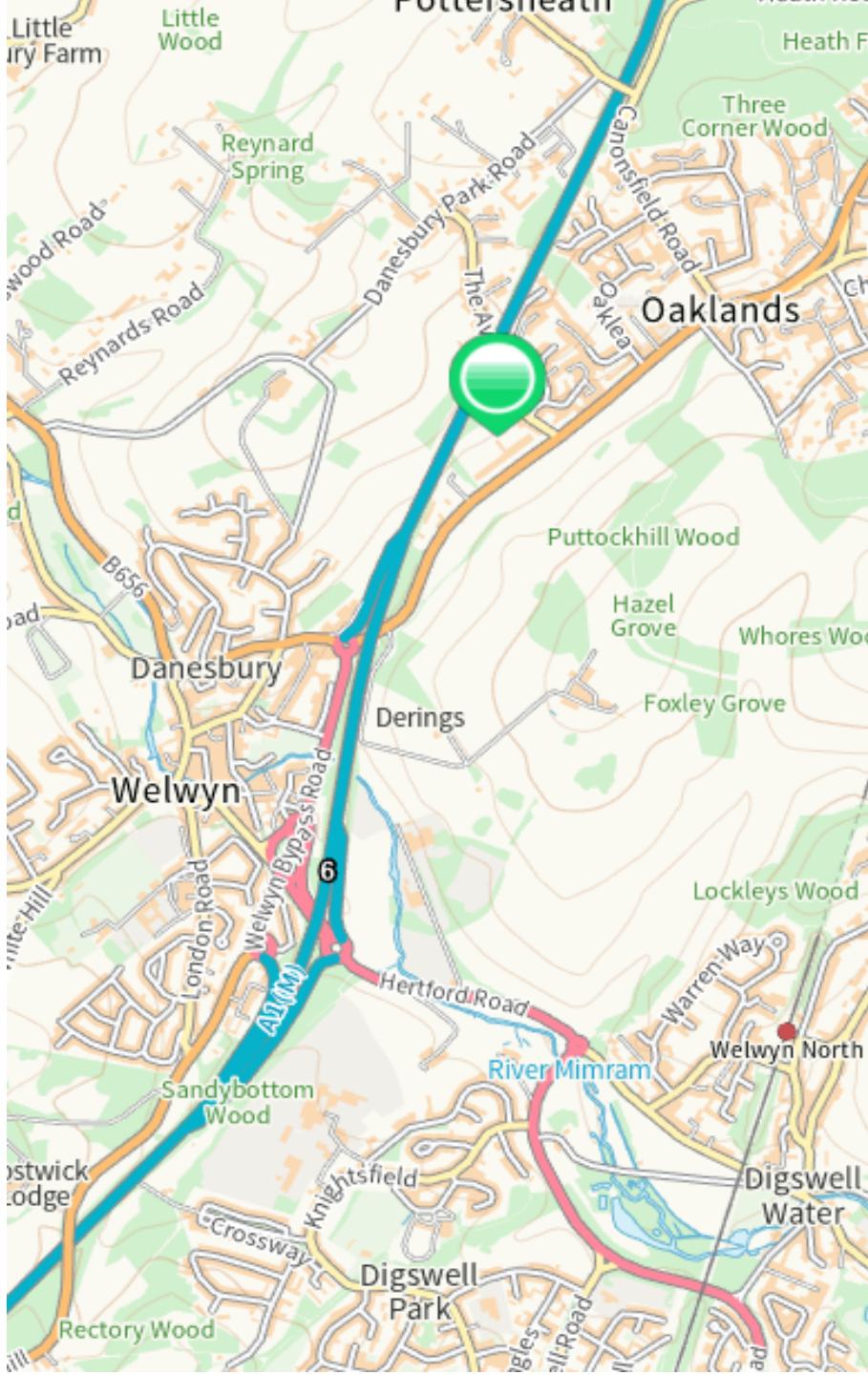
The neighborhood benefits from extensive natural surroundings, including Stocking Spring, Danesbury Park, Puttockhill Wood, and Hazel Grove, all visible on the map. These green corridors provide a peaceful, semi-rural feel while still being close to amenities.

The location is also particularly attractive to families due to the concentration of high-performing local schools. Several schools in the wider Welwyn/Hatfield and Digsowell area are rated 'Good' and 'Outstanding', reinforcing the strong educational appeal of the area.

Transport connections are another major advantage. The map shows the A1(M) running adjacent to the village, providing fast road links north and south. Welwyn North station is also nearby, offering direct rail connections into London, making the site ideal for commuters seeking village living with excellent accessibility.

Overall, the combination of high residential values, strong Ofsted-rated schools, abundant natural surroundings, and excellent transport links makes 9 The Avenue an ideal location for this development.

What3words: //them.boat.palms



Get in touch

For further information or to arrange a site visit, please get in touch today.



Laura Graham

Land Director

📞 0749 695 0249

✉️ Laura@Cassidyandtate.co.uk



Lily Robinson

Land Assistant

📞 0172 832 383

✉️ Lily@Cassidyandtate.co.uk

Important Notice - Cassidy & Tate give notice that:

1. We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their client or otherwise. We assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and **Cassidy & Tate** have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.