



Connells

Bullens Green Lane
Colney Heath St. Albans



Property Description

Connells are delighted to offer the opportunity to purchase one of 10 consented self-build plots at Colney Manor, Colney Heath, each suitable for a bespoke three-bedroom home (subject to planning).

These plots give buyers the chance to create a property tailored to their own lifestyle and budget

The self-build plots are clearly identified on the site plan (available on request). The red line around the plot demonstrates the land that is available to purchase.

What Is Self - Build

Self-build is housing built by individuals or groups for their own use, either by building the home on their own or by working with builders.

Self-build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects, including a traditional DIY self-build home to projects where the selfbuilder employs someone to build their home for them. Community-led projects can also be

defined as self-build.

Planning

The plots form part of the Colney Manor development and have been allocated for self-build use. Each has outline consent for residential development, with indicative designs showing suitability for a three-bedroom dwelling. Buyers will need to submit their own detailed planning application in line with local authority requirements before construction can commence.

A self-build plot allows you the freedom to design and build your own home, either managing the process yourself or appointing a contractor. Indicative designs are provided, but buyers can propose their own scheme within the planning requirements.

Benefits Of A Self-Build Plot

- Build a bespoke three-bedroom home (subject to planning)
- Greater control over your budget and build programme
- Opportunity to design a home that suits your lifestyle and family
- Potential savings compared with a traditional new build purchase

Register Your Interest

For further information and to register your interest, please contact Connells, St Albans branch. All enquiries will be registered by Connells, with buyer details passed to Taylor Wimpey (with consent) for next steps.

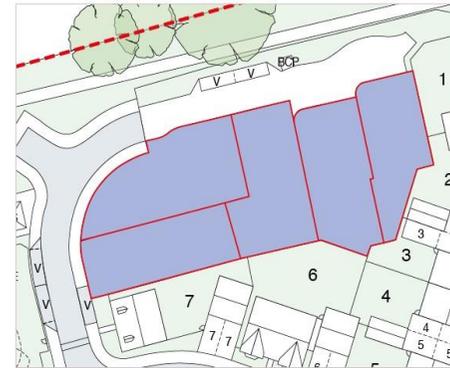
Disclaimer:

Site plans, images and indicative house types are for illustrative purposes only. The final design and specification of each property will be subject to detailed planning approval. Buyers are advised to make their own enquiries and satisfy themselves as to the planning requirements before commencing any build.









To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating:
 Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/STA317136



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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