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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TOLLGATE ROAD
ST. ALBANS
AL4 0NY

Price Guide £1,300,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes are delighted to present an exceptional development opportunity at Tollgate Farm, Colney Heath, offering an exciting consented scheme alongside further potential for future development, subject to the necessary planning permissions. The principal element of the site benefits from Class Q planning approval for the conversion of the existing agricultural buildings to create eight individual residential dwellings, providing approximately 10,730 sq ft / 997 sq m of net saleable accommodation. Planning has been approved by Welwyn Hatfield Borough Council under reference 6/2025/1673/PN10, providing a developer with the opportunity to progress an attractive residential scheme in a desirable semi-rural location on the outskirts of St Albans. The consented element forms the Blue Parcel, while the adjoining Green Parcel is also included within the sale and may provide scope for further conversion or development, subject to planning permission. Together, the consented scheme offers an estimated potential GDV of approximately £5.1 million, making this a particularly interesting proposition for developers and investors seeking a well-located Hertfordshire project with planning already secured.



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*

- Development Site For Sale
- Planning Granted for 8 Units
- Chain Free
- Welwyn Hatfield Borough Council 6/2025/1673/PN10
- Glass Q Approved
- Potential For Further Planning STPP
- Semi Rural Location
- More Land Urgently Required



