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

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

Cassidy & Tate
Your Local Experts



RAGGED HALL LANE

ST. ALBANS

AL2 3LD

Price Guide £3,000,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY OFFERED FOR SALE SUBJECT TO PLANNING….

Perfectly placed in a desirable corner of Chiswell Green, Ragged Hall Lane offers an idyllic lifestyle southwest of historic St Albans.

This premier location is incredibly well-connected, promising stress-free travel by both road and rail. Commuters can enjoy a swift, direct train service from St Albans to London St Pancras International in just 19 minutes, with seamless links through to Gatwick.

Life here brings the best of both worlds, a peaceful residential setting with a superb selection of local amenities right on your doorstep. Plus, the rich history, boutique shopping, and outstanding schooling of St Albans City Centre are all within easy reach.

Outline planning permission granted for 7 x self-build and custom housebuilding detached dwellings (all matters reserved) GIA of 2,856 sq.ft per house.

The site measures approximately approx. 1.85-acres (0.75 ha) and is topographically mainly flat.

Due to the lack of demand for self-build and custom houses, the seller will consider conditional offers upon obtaining planning permission for "open market" houses.

Interested parties should make their own enquiries with St Albans District Council as to the possibility of changing the current planning consent.









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.

www.cassidyandtate.co.uk

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

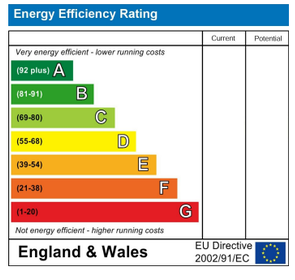






Specialists in Bespoke Properties

- Land For Sale
- GIA of 2,856 sq.ft Per House
- Gross Site Area Approx. 1.85-acres (0.75 ha)
- Close To Major Transport Links
- Cleared Site
- Outline Planning Consent
- SADC planning Ref: 5/2025/1355
- 7 x Detached Dwellings
- Freehold
- More Land Urgently Wanted



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

www.cassidyandtate.co.uk

www.cassidyandtate.co.uk