



01582 788878

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## LAND FOR SALE IN ASTON END, HERTFORDSHIRE

BROOKFIELD LANE, ASTON END, STEVENAGE, SG2 7HG

AGRICULTURAL LAND FOR SALE CLOSE TO STEVENAGE,  
LETCHWORTH GARDEN CITY, HERTFORD, THE A602, A10 & A1(M)



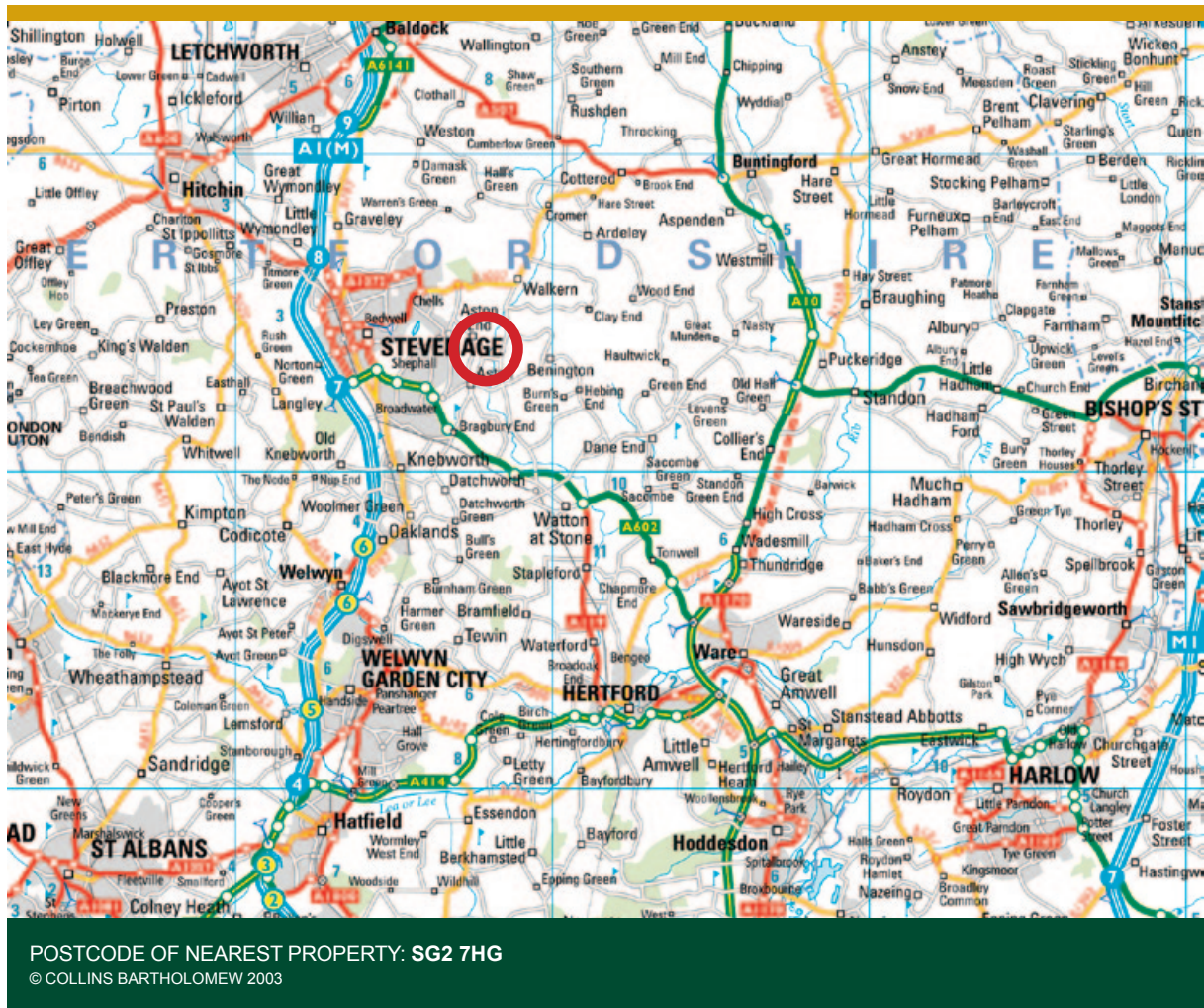
A wonderful opportunity for you to own a parcel of land with sweeping views over some of Hertfordshire's most beautiful countryside.

This grade 3 arable land sits towards the top of the Beane Valley ridge and gently slopes to the east. The site is bordered in the main by mature hedgerow and benefits from secure double-gated access and extensive road frontage.

The land lies on the northern edge of Aston, an affluent village with a thriving community. The area is an attractive place to live, which is reflected in high property prices which are 120% above the national average.

These high house prices and the desirability of the area has put pressure on the region for more homes. To this end, over 90 acres of green belt land less than a mile north-west of the land for sale has been allocated for 600 new homes.

Size: 2.33 acres SOLD



## TRAVEL & TRANSPORT

- ◆ 1.2 miles to the A602
- ◆ 2.7 miles to the A1(M) (junction 7)
- ◆ 2.7 miles to Stevenage Train Station \*
- ◆ 6.4 miles to the A10
- ◆ 9.9 miles to London Luton Airport
- ◆ 15.0 miles to the M25 (junction 23)

\* Journey Times: 19 mins to Finsbury Park; 27 mins to London St Pancras International; 37 mins to Cambridge

## LOCATION

- ◆ 2.5 miles to Stevenage
- ◆ 2.7 miles to Knebworth
- ◆ 6.6 miles to Letchworth Garden City
- ◆ 6.7 miles to Hitchin
- ◆ 7.0 miles to Welwyn Garden City
- ◆ 7.5 miles to Hertford
- ◆ 13.0 miles to St Albans
- ◆ 24.1 miles to Cambridge
- ◆ 26.9 miles to Central London

The land lies between Aston End and Aston about 2.5 miles east of Stevenage. The area has grown over the years and is now a thriving community with two pubs, an Ofsted rated outstanding primary school, a farm/butchers shop and numerous clubs and societies.

Stevenage is set to see the largest regeneration in the East of England that will completely transform the town. The £1bn redevelopment plan will totally makeover various parts of the town with an architectural redesign that will create a fresh, sleek and modern look. Alongside some of the UK's leading retailers and high street favourites there will be a host of new bars, restaurants and leisure facilities. New office space and housing in the town centre will also be at the heart of the scheme.

Slightly further afield there are plenty of pleasant market towns and garden cities nearby to enjoy.

The area is well connected by road and rail links. The land is a short drive from the A1(M) and Stevenage train station from which you can be in London in just 19 minutes – making it quicker to get into the city than from some London Boroughs.





The land is well drained and enjoys sweeping countryside views



The land is bordered in the main by mature hedgerow



## LOCAL DEVELOPMENT

The East Herts District Plan sets out the Council's planning framework for the district, where there is a pressing need for more affordable housing.

The challenging level of housing need in the District cannot be met in a sustainable way without undertaking a carefully planned review of the Green Belt.

**To this end, over 90 acres of green belt land less than a mile north-west of the land for sale has been allocated for development.**

This site is located east of Gresley Way and will deliver over 600 new homes. The development will also include a 'Neighbourhood Hub', which will provide a new primary school and a central park with a play area, together with local shops and community facilities.

The District Plan also states that equestrian related activities, such as riding schools and stables, are popular forms of recreational and economic development in the countryside and help to diversify the rural economy. The Council will support equine development that maintains environmental quality and the character of the countryside.

In addition to this, the local Strategic Land Availability Assessment (SLAA) also identified another Green Belt site suitable for development just 0.6 miles south of the land for sale.

## PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.

## LOCAL AUTHORITY

East Hertfordshire District Council  
[www.eastherts.gov.uk](http://www.eastherts.gov.uk)

## OVERAGE

Uniquely there are **no overage payments on this land** – rare in today's land market.

## HOUSE PRICES

The land is situated within an affluent area where **house prices in Aston End are 39% above the county average, 94% above the regional average and 120% above the national average (Zoopla).**

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

## METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.



**Green belt land allocated for 600 new homes less than a mile from the land for sale**

## LEISURE & EQUESTRIAN

The land is just west of the Beane Valley Walk, a 14 mile footpath from the village of Walkern to the county town of Hertford through some of Hertfordshire's finest countryside.

After a long trek, there are two local pubs within a short walk from the land for you to enjoy.

The Crown gastropub to the north is the ideal spot to unwind, whether it be in the large garden amongst scenic countryside in the sun or cosying in front of the open fire place on the cool winter evenings. It is a delightful place to enjoy home cooked food and drink from local cask and ingredients.

In the village to the south lies the Pig & Whistle, a family friendly pub that is well established in the local community.

## ACCESS

The land enjoys extensive road frontage onto Brookfield Lane and benefits from secure double-gated access with full vehicular right of way provided via an easement (*shown blue on the site plan*).

## LAND VALUES

**The average price of land increased by 3% last year** as the amount of land coming onto the market remains at an all-time low. This record low level of supply continues to underpin the growing demand for land.

Robust demand from private investors and lifestyle buyers has grown and together they have accounted for 40% of land purchases in the last three years. There has also been an increased number of overseas buyers.

Lifestyle and amenity land has been particularly sought-after as the pandemic continues to increase the desire for more green space.

With bank interest rates remaining low, land continues to be seen as a safe, long-term investment – particularly during times of economic uncertainty.

## VIEWING

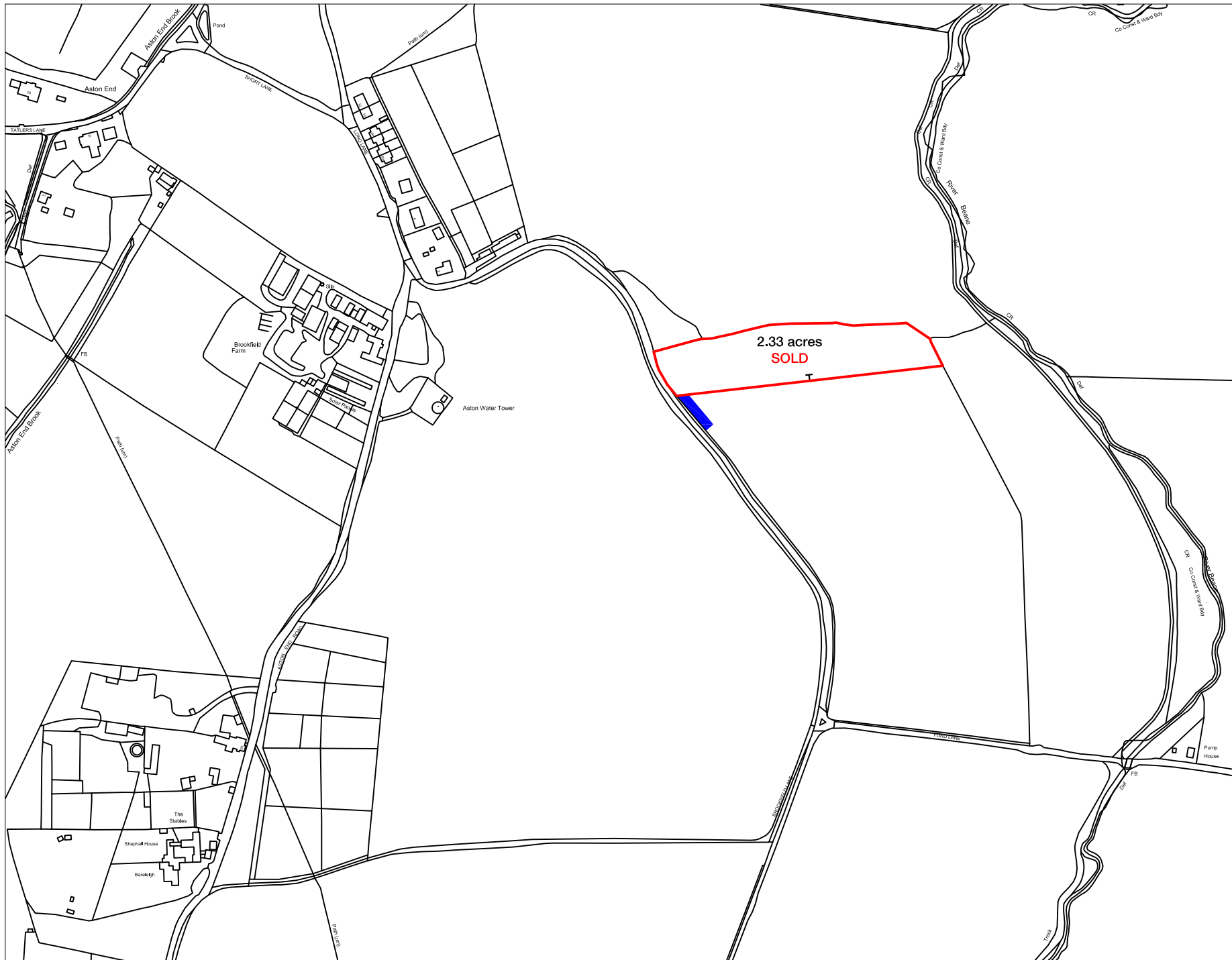
To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Secure double-gated access

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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HERTFORDSHIRE, AL3 7LE  
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SITE NAME:

**Aston End**  
HERTFORDSHIRE

POSTCODE: SG2 7HG

ORIENTATION:



SCALE:

not to scale

TOTAL ACREAGE OF OWNERSHIP:

**2.33 ACRES**  
The freehold land for  
sale is edged red

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