



VANTAGE
LAND
01727 701303



TOP FIELD, ASTON END, HERTFORDSHIRE
LAND FOR SALE ON BROOKFIELD LANE IN ASTON END, STEVENAGE, SG2 7HG

A RARE OPPORTUNITY TO OWN LAND WITH ESTABLISHED CANINE USE & STUNNING VIEWS

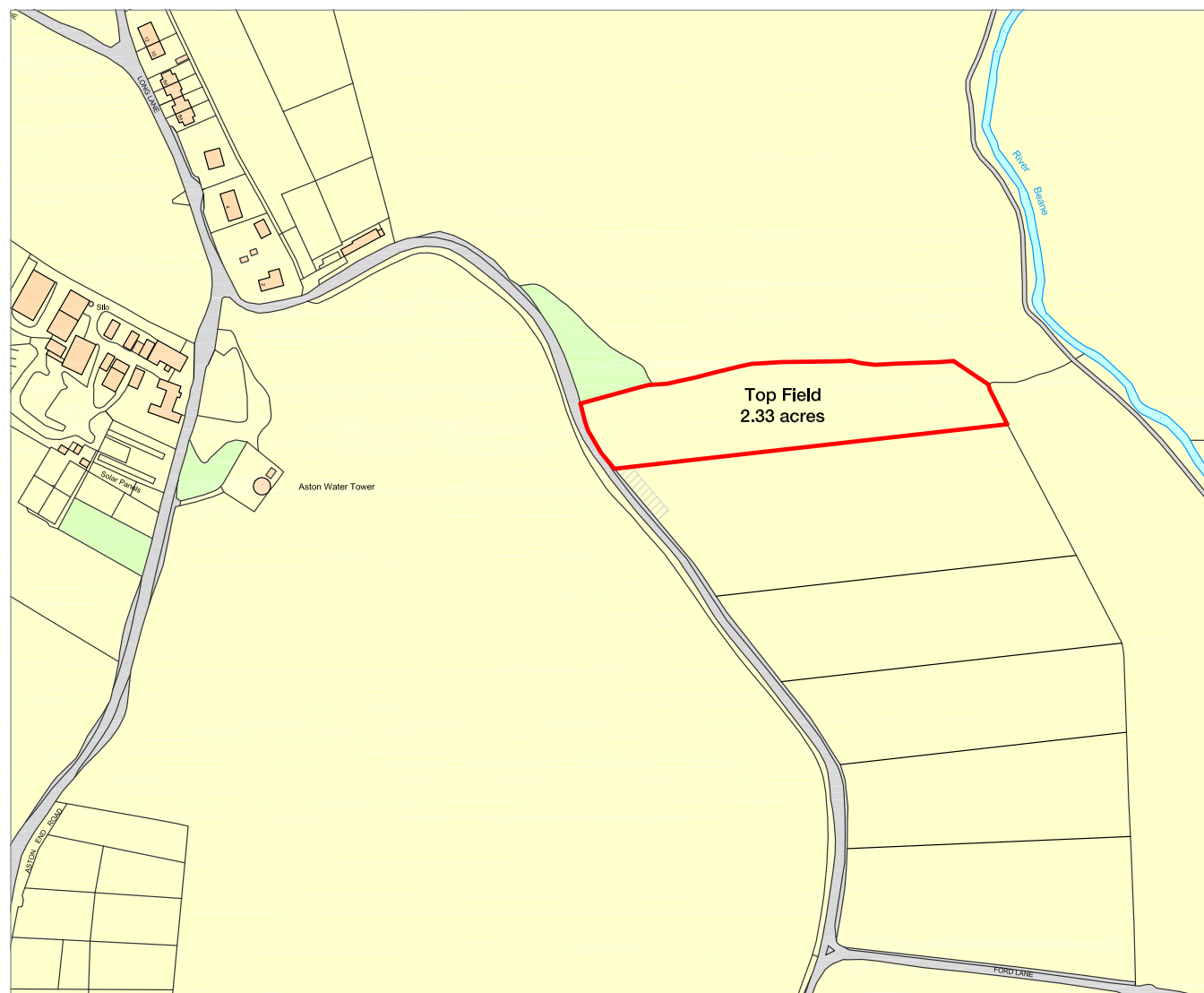
Nestled between the sought-after villages of Aston End and Aston on the edge of Stevenage, Top Field offers a rare blend of rural charm and exceptional accessibility.

This attractive parcel of pasture land measures 2.33 acres and enjoys sweeping panoramic views across beautiful open countryside.

Currently established as a popular dog walking, play, and exercise field, the site has been meticulously set up. It is fully enclosed by 4ft high fencing with a dedicated parking area and accessed via a secure double-gated entrance.

Perfectly positioned on the edge of Stevenage, the site benefits from the best of both worlds; attractive countryside and thriving village communities, alongside the extensive shopping and leisure facilities of a modern town. Superb transport links are provided via the A1(M) and Stevenage train station, offering quick access to London.

Whether you are looking to continue a turnkey canine enterprise or acquire a versatile piece of Hertfordshire countryside, Top Field presents an extraordinary opportunity that captures the best of rural charm and modern convenience.



Size	Guide Price
2.33 acres	£130,000



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

TRANSPORT LINKS

- ◆ 1.2 miles to the A602
- ◆ 2.7 miles to the A1(M) (J7)
- ◆ 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 (J23)

* Journey Times: 20 mins to Finsbury Park; 28 mins to London St. Pancras International

The land is pleasantly situated between the charming and sought-after villages of Aston End and Aston.

The area enjoys a beautiful countryside setting with a thriving local community and a range of amenities, including a farm shop and butchers, a village hall, highly-rated pubs, sports facilities, and a well-regarded primary school.

Ideally located on the outskirts of Stevenage, the site also benefits from easy access to a wider range of amenities, including extensive shopping and leisure facilities. Stevenage is currently undergoing a £1bn redevelopment programme that will completely transform the town with leading retailers, new bars and restaurants, leisure facilities, office space, and housing.

Excellent transport links further enhance the location. Stevenage train station provides direct services into London St Pancras International in less than 30 minutes, while the nearby A1(M) offers convenient road connections to London, Cambridge, and beyond.

The proximity to both village life and the amenities of a larger town makes the area a popular choice for those seeking a balance between rural charm and modern convenience.

LEISURE & RECREATION

For equestrian enthusiasts, Aston End is considered an excellent location, known for its' extensive off-road riding options and access to the wider Stevenage Bridleway System.

For walkers, 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 close by for you to enjoy. The Crown gastropub is just a 10 minute walk north of the land and is the ideal spot to unwind, whether it be in the large beer garden or in front of the open fire place. It is a delightful place to enjoy home cooked food.

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

PLANNING

In January 2023, the land was granted planning permission for the change of use from agricultural land to a dog walking area under Planning Ref. [3/22/0378/FUL](#).

Then in February 2026, the land was granted planning permission for the continued use of land for dog walking with; extended operating hours (07:00 - 19:00 daily), increased capacity to 20 dogs, private hire for up to 2 individuals, and associated car parking under Planning Ref. [3/25/1280/FUL](#).



The land is securely enclosed by 4ft-high fencing.

LOCAL AUTHORITY

East Hertfordshire District Council
www.eastherts.gov.uk

LAND DESIGNATION

The land is situated the Metropolitan Green Belt. Any development or change of use would be subject to the appropriate permission.

NO OVERAGE

There is **no overage or clawback** on this land – rare in today's land market.

LAND VALUES

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers.

This is supported by the fact that **over the past five years, land values have risen by 25%** outperforming the residential property market.

METHOD OF SALE

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





Full vehicular access is provided via a double-gated entrance just to the south on Brookfield Lane.

ACCESS

The land benefits from 41m of road frontage onto Brookfield Lane. Full vehicular access is provided via a double-gated entrance just to the south, which leads to a small parking area. A wide internal metal gate separates the parking area from the main field.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The double-gated entrance on Brookfield Lane can be found here – [///website.convinced.jumps](http://website.convinced.jumps)

The entrance to the land & parking area can be found here – [///locator.amps.lifts](http://locator.amps.lifts)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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