

TRIBUTE LAND.

LAND WITH A BRIGHT FUTURE



ASTON END, STEVENAGE

Greenbelt Land at **Ford's Lane**

Aston End, Stevenage, Hertfordshire, SG2 7HD

ABSOLUTE FREEHOLD TITLE · PLOTS OF 400 M² · TITLE HD590326



AVAILABLE NOW

Plots for Sale at Aston End

Greenbelt agricultural land at Ford's Lane, Aston End, on the eastern edge of Stevenage. Plots are available individually or combined, and the land is suitable for a variety of uses subject to the necessary consents.

100 M²

£8,000

per plot

200 M²

£12,000

per plot

300 M²

£14,000

per plot

400 M²

£16,000

per plot

Location	Ford's Lane
Hamlet	Aston End
Town	Stevenage
County	Hertfordshire
Postcode	SG2 7HD

Title number	HD590326
Title class	Absolute freehold
Land type	Greenbelt agricultural
Current plots	111, 112 and 113
Plot size	400 m² each

Subject to consent: this is greenbelt agricultural land and it sits within Flood Zones 2 and 3. It may suit a variety of uses, but only with the necessary consents in place. No planning permission is held or implied, and none is guaranteed — please read the site considerations on page 08 before making an offer.

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KEY:

CREAM
FOREST
APPLE

LOCATION		
ASTON END FORD LANE		
TITLE		
PLOTS 111, 112, 113 SITE PLAN		
SCALE	DRAWING No	
1:1250 (A3)	AST03826C	
DATE		
AUG 2026		
DRAWN	REVISED	SURVEYED
GR	*	OS





LOCATION PLAN — 1:2500



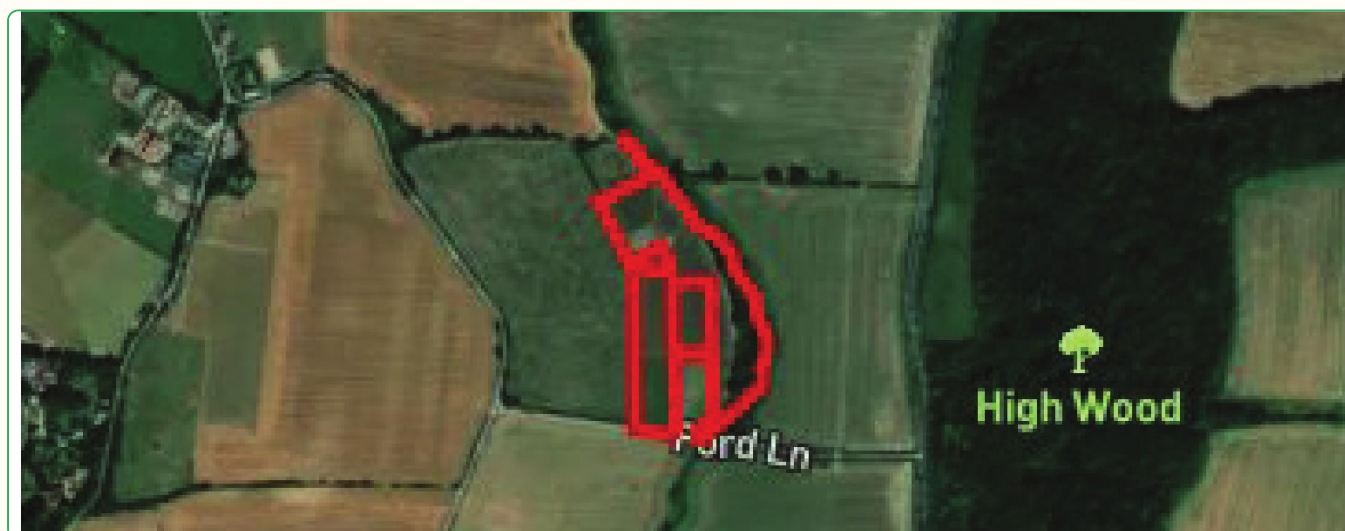


Site Views

The land at Ford's Lane from the air, looking south across the holding towards the tree line and the River Beane.



THE LAND FROM THE AIR



REGISTERED TITLE OUTLINE — LAND AT FORD'S LANE



Wider Plot Layout

The full plot layout across the holding, with the access tracks marked in blue. Plots 111, 112 and 113 are the parcels currently offered; the layout below shows how they sit within the wider scheme.



PLOT LAYOUT ACROSS THE HOLDING

Plots currently offered	111, 112 and 113
Plot size	400 m² each
Access	Tracks shown in blue
Frontage	Ford's Lane, to the south
Eastern boundary	River Beane

Illustration only: plot areas on the plans are shown in square metres for illustration. Exact positions and areas should be confirmed against the surveyed site plan and the registered title before exchange.

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Title Summary & Ownership

Registered title information for the land at Ford's Lane.

Title number	HD590326
Title class	Absolute freehold title
Estate interest	Estate in land
Total title area	7.44 acres / 3.01 hectares

Ownership category	Company owned
Title ownership record	1 title record
Freeholder	Equine Welfare Limited
Date	24/01/2020



REGISTERED TITLE OUTLINE — LAND AT FORD'S LANE

Before you buy: the 7.44 acres shown above is the area of the whole registered title. Individual plots are 400 m² as set out on the site plan. Official copies of the register and title plan should be obtained from HM Land Registry and reviewed by a solicitor.



Site Considerations

Distances measured from the edge of the boundary to the nearest intersection of each protected area or risk zone. Anything recorded at zero metres falls within the land itself.

WITHIN THIS LAND

Flood Zone 2	0 metres – within
Flood Zone 3	0 metres – within
Greenbelt	0 metres – within
Public rights of way	0 metres – within

BETWEEN 50 AND 2,000 METRES

Ancient woodlands	183 metres
Sites of Special Scientific Interest	183 metres
Listed buildings	706 metres
Scheduled monuments	1,507 metres

OVER 2,000 METRES

Local nature reserves	5,596 metres
Area of Outstanding Natural Beauty	12,368 metres
Special protected areas	13,720 metres
Special areas of conservation	15,588 metres
National nature reserves	16,056 metres
National parks	91,754 metres

Read this carefully: the River Beane runs along the eastern edge of the holding, and the land falls within Flood Zones 2 and 3 — the highest categories of river flood risk. It is also entirely within the greenbelt, and a public right of way crosses it. Each of these places real limits on what can be built or changed here. Any buyer should commission a flood survey and take independent planning advice from East Hertfordshire District Council before proceeding.



Boundary & Agriculture

Administrative area, agricultural classification and the current plot schedule.

Parish **Aston CP**

District **East Hertfordshire**

County **Hertfordshire**

Land classification **Grade 3 — good to moderate**

Land use category **Agricultural areas**

Nitrate or safeguard zone **SgZ drinking water (surface)**

Additional designations **NVZ Groundwater and NVZ Surface**

CURRENT PLOT SCHEDULE — AST03826C, AUG 2026

Plot 111 — cream **400 m²**

Plot 112 — forest **400 m²**

Plot 113 — apple **400 m²**

EARLIER SCHEDULE — AST30326L, MAR 2026

Plots 109 to 113 **5 plots of 400 m²**

Plots 109 and 110 **No longer listed**



MARCH 2026 PLAN — PLOTS 109 TO 113

Nitrate vulnerable zones: the land sits within a surface water drinking water safeguard zone and both groundwater and surface NVZs. Rules apply to nitrogen fertiliser and the storage of organic manure, enforceable by the Environment Agency.



Location & Access

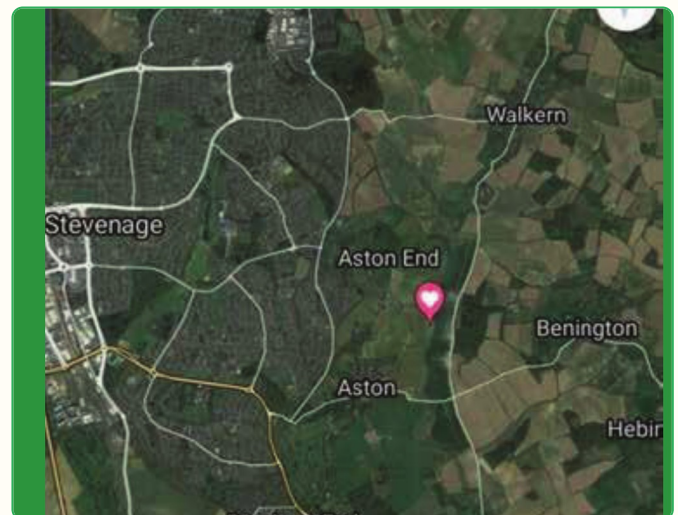
The land lies on Ford's Lane at Aston End, between Stevenage and Walkern, with the A1(M) a short drive west and the River Beane running along its eastern edge.



HERTFORDSHIRE — STEVENAGE AND SURROUNDING TOWNS



FORD'S LANE — SITE LOCATION



ASTON END IN RELATION TO STEVENAGE

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Local Values

Residential values across the SG2 postcode area, shown as local market context.

AVERAGE VALUE AREA

SG2

Stevenage

AVERAGE RESIDENTIAL

£397

per sqft / £4,275 per sqm

SIX MOST RECENT COMPARABLE SALES

82 Sheepcroft Hill, SG2 9PS

Sold 28/11/2022

£210,000

45 Pembridge Gardens, SG2 8BF

Sold 18/11/2022

£462,000

6A Aubries, Walkern, Stevenage

Sold 17/11/2022

£393,000

9 Marymead Court, SG2 8AE

Sold 16/11/2022

£318,000

58 Pankhurst Crescent, SG2 0QF

Sold 15/11/2022

£337,000

31 Christie Road, SG2 0NG

Sold 14/11/2022

£237,500

Context, not valuation: these are residential transactions across the wider SG2 area, recorded in November 2022. They are not a valuation of this agricultural land, which is priced separately by plot, and they are now some years old.



Nearby Land & Planning

Other land recorded for sale in the area, and the planning record for this holding.

NEARBY LAND FOR SALE

Ford's Lane
East Hertfordshire

£8,000

PLANNING RECORD

Current applications	0 applications
Historic applications	7 recorded
Local planning authority	East Hertfordshire District Council
Greenbelt	Yes — the whole holding
Flood zones 2 and 3	Yes — within

Important: there are no current planning applications on this land. Seven historic applications are recorded but their details and outcomes are not included in the source report, so nothing here should be read as an indication that permission would be granted for any use. The information in this brochure is drawn from a Tribute Land report dated 05/03/2023 and from site plans dated March and August 2026. It is provided for guidance only, is not a valuation, and cannot be relied upon in relation to a purchase. Buyers should carry out their own searches and due diligence and appoint solicitors and surveyors to advise them.

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204 BAKER STREET, ENFIELD, EN1 3JY

Aerial Views

Further views of the land at Ford's Lane and the farmland around it.



THE HOLDING AND THE SURROUNDING FARMLAND



THE HOLDING WITH THE LANE ALONG THE BOUNDARY

Photographs show the land in spring conditions.

The Land In Detail

Closer views of the plots, the access tracks and the paddocks.



LOTS AND ACCESS TRACKS ACROSS THE HOLDING



THE PADDOCKS AND THE TRACK AT THE FIELD EDGE

Photographs show the land in spring conditions.