



BAYFORD, HERTFORDSHIRE



GREENBELT AGRICULTURAL LAND.

Berry Farm, Bayfordbury Campus
Bayford, Hertfordshire SG13 8LD

1.05 ACRES



AVAILABLE NOW

PLOT PRICING

Greenbelt agricultural land at Bayfordbury, available for a variety of uses subject to the necessary consent. Multiple plots available if required.

100 M²

£8,000

200 M²

£12,000

300 M²

£18,000

400 M²

£24,000

* **Please note:** the land is Greenbelt agricultural land. Any residential, commercial or agricultural use is subject to the necessary consents from the local planning authority.

FIND THE SITE

Google drop pin

<https://goo.gl/maps/jMgfTHyXWXiakJh4A>

Address

Berry Farm, Bayfordbury Campus, Bayford, Hertfordshire, SG13 8LD

AT A GLANCE

Total holding

1.05 acres / 0.43 hectares

Title

Absolute freehold — HD440443

District

East Hertfordshire

Land classification

Grade 3 — Good to Moderate Quality

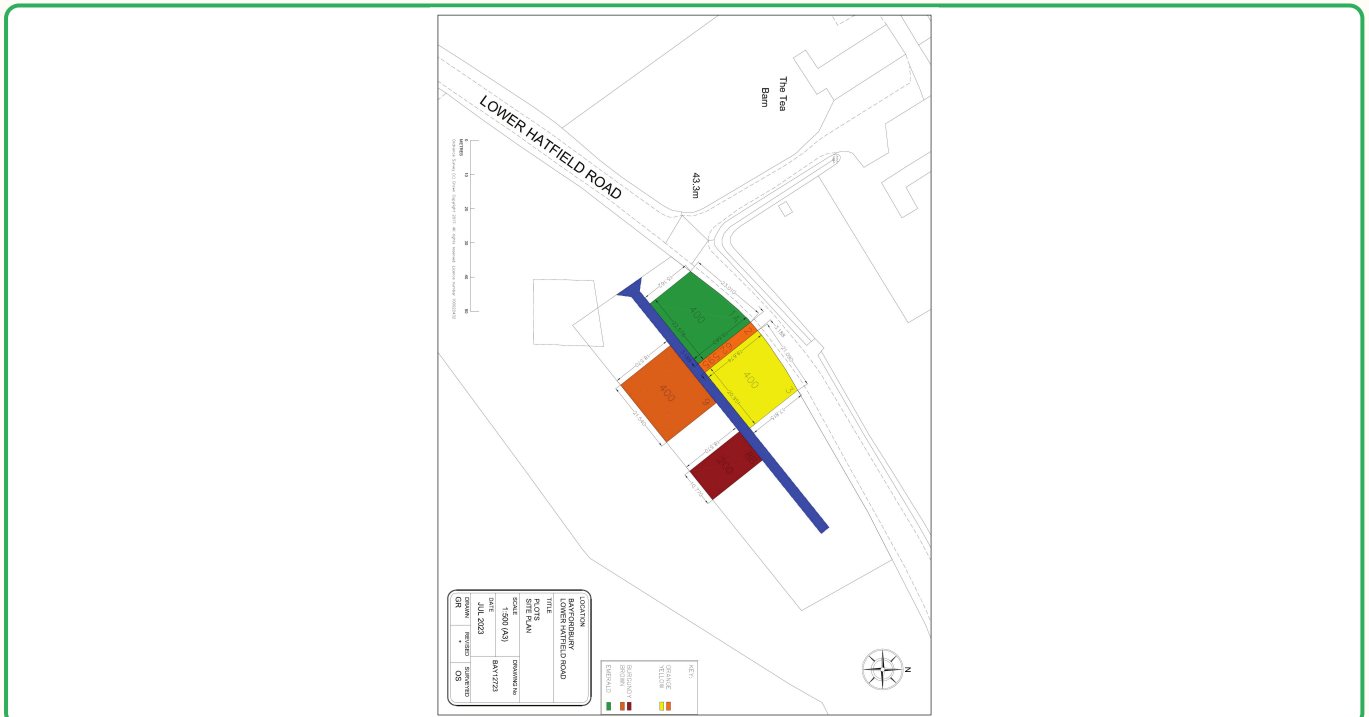
07826 313818 • info@tributeland.co.uk

www.tributeland.co.uk

SITE PLAN



PLOTS SITE PLAN - BAY19X21E, OCT 2021, 1:1250 (A3)



PLOTS SITE PLAN — LINE DRAWING, LOWER HATFIELD ROAD FRONTAGE



SITE VIEWS

Aerial and ground-level views of the land off Lower Hatfield Road, with the marked plots shown for illustration only.



PLOTS SIDE VIEW IMAGE · BAY06D20, FEB 2020



FRONTAGE FROM LOWER HATFIELD ROAD



GATED FIELD ACCESS



TITLE SUMMARY

Land summary for Bayfordbury, Bayford, prepared 05/03/2023.

Title number	HD440443
Title class	Absolute freehold title
Estate interest	Estate in land
Area	1.05 acres / 0.43 hectares
Largest plot available	400 m ² – £24,000
Comments	Bayfordbury, Bayford

TITLE EXTENT



* **Freehold:** the holding is registered under a single absolute freehold title, with plots sold from within the registered extent shown above.



SITE CONSIDERATIONS

Distances from the land to mapped designations and constraints.

WITHIN THIS LAND

Greenbelt

0 metres

WITHIN 50 METRES

Flood Zone 2

15 metres

Flood Zone 3

40 metres

BETWEEN 50 AND 2,000 METRES

Listed Buildings

76 metres

Public Rights of Way

319 metres

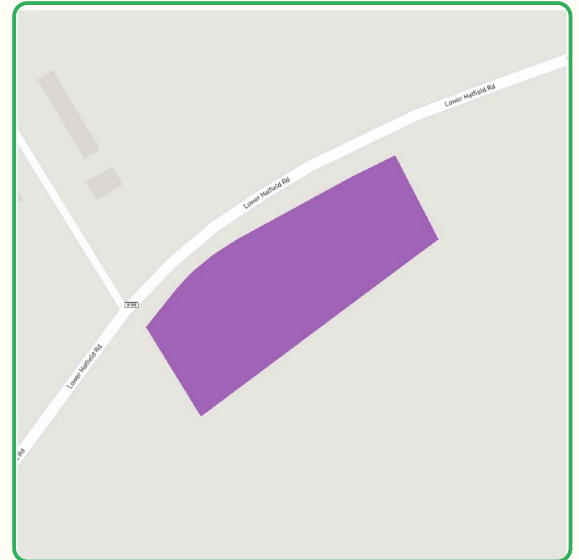
Ancient Woodlands

356 metres

Scheduled Monuments

866 metres

MAPPED EXTENT



OVER 2,000 METRES FROM THIS LAND

Sites of Special Scientific Interest

3,135 m

Special Areas of Conservation

3,135 m

Local Nature Reserves

3,480 m

National Nature Reserves

3,639 m

Special Protected Areas

6,433 m

Area of Outstanding Natural Beauty

22,856 m

National Parks

83,114 m



BOUNDARY & AGRICULTURE

Administrative boundaries and agricultural classification for the holding.

BOUNDARY

Parish	Bayford CP
District	East Hertfordshire
County	Hertfordshire

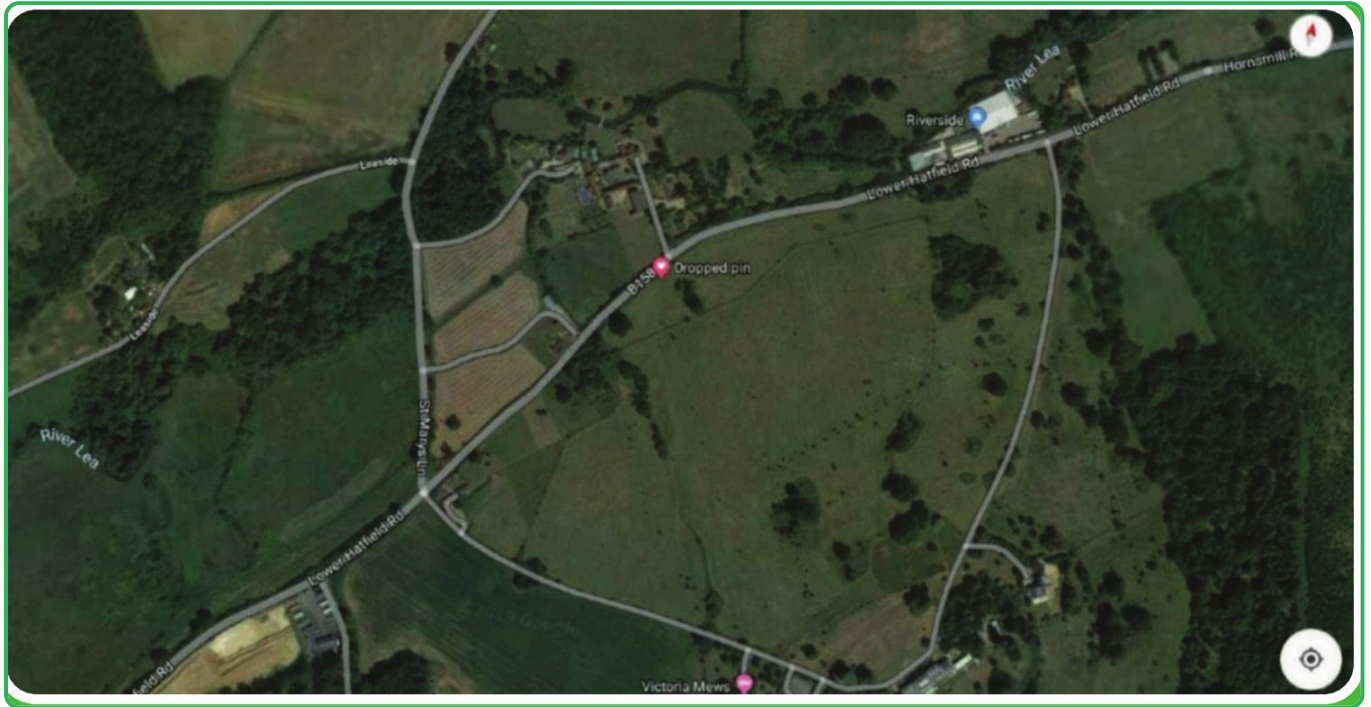
AGRICULTURAL

Land classification	Grade 3 — Good to Moderate Quality
Land use category	Agricultural areas
Nitrate or Safeguard Zone	SgZ Drinking water (Ground), NVZ Surface

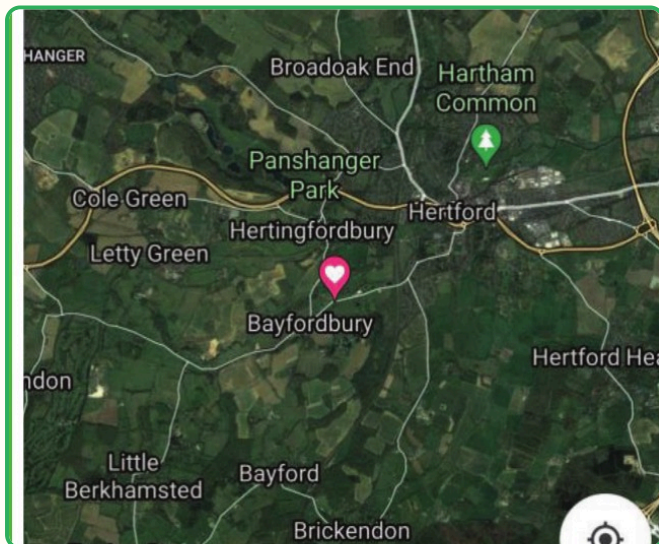
* **Water designations:** the land sits within a groundwater drinking water safeguard zone and a surface Nitrate Vulnerable Zone, and Flood Zone 2 begins 15 metres away — all worth factoring into any intended use.

LOCATION & ACCESS

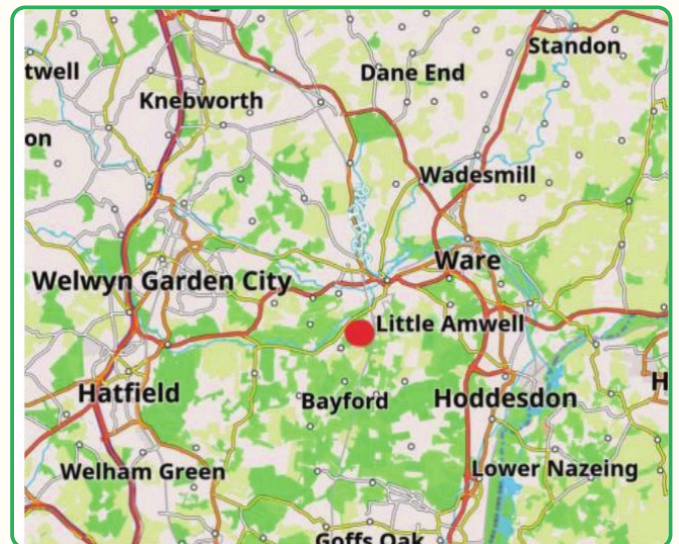
The land lies off Lower Hatfield Road at Bayfordbury, between Hertford and Hatfield in East Hertfordshire.



SATELLITE VIEW — DROPPED PIN ON LOWER HATFIELD ROAD



LOCAL CONTEXT — BAYFORDBURY



REGIONAL CONTEXT — HERTFORD & WARE



LOCAL VALUES

Average residential values and recent comparable sales for the SG13 postcode area.

AVERAGE VALUE AREA

SG13

PER SQ FT

£484

PER SQ M

£5,206

COMPARABLE SALES — 6 MOST RECENT TRANSACTIONS

PROPERTY	SOLD DATE / PRICE
2 Roebuck Close, SG13 7TE	01/12/2022 £530,000
8 Hampton Court, Ware Road, SG13 7AR	30/11/2022 £257,500
53 London Road, Hertford Heath, Hertford	18/11/2022 £395,000
1 Bayfordbury Mansion, Lower Hatfield Road	17/11/2022 £2,150,000
24 Hillside Court, Constables Way, SG13 7TY	16/11/2022 £157,500
7 Tanners Crescent, SG13 8DS	11/11/2022 £455,000

* **For context only:** these are residential transactions in the wider SG13 area and are not a valuation of the agricultural plots offered here.



NEARBY LAND FOR SALE

Other land listings recorded in East Hertfordshire at the time of reporting.

LISTING	DISTRICT / PRICE
Bayfordbury Campus	East Hertfordshire £8,000
Waterhall Farm	East Hertfordshire £3,115,000



PLANNING & OWNERSHIP

Planning history and registered ownership recorded against the land.

PLANNING

Current applications

0 applications

Historic applications

1 application

OWNERSHIP

Ownership category

Company owned

* **Planning:** no current applications are recorded, and one historic application is listed without further detail in the source report. Any intended use will require a fresh application to East Hertfordshire District Council.



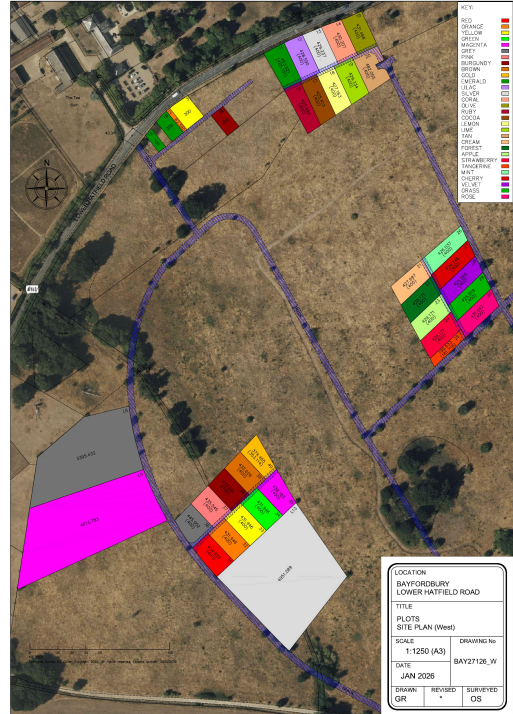
LOCATION PLAN (LINE) · BAY07226C, FEB 2026, 1:2500 (A3)

LATEST PLANS

Plot areas shown in square metres. Plots shown are for illustration only.



PLOTS 21-40 (LOT 12, 32) · BAY24925R, SEP 2025



PLOTS SITE PLAN (WEST) · BAY27126_W, JAN 2026

DRAWING REFERENCES

DRAWING

SCOPE / DATE

BAY19X21E

Plots site plan · Oct 2021, 1:1250 (A3)

BAY24925R

Plots 21-40 (Lot 12, 32) · Sep 2025

BAY27126_W

Plots site plan (West) · Jan 2026

BAY07226C

Plots 1A, 1B, 2, 3, 8B, 21-50, 66-75 location plan · Feb 2026, 1:2500 (A3)