

TRIBUTE LAND.

LAND WITH A BRIGHT FUTURE



BOURNE END, HERTFORDSHIRE

GREENBELT AGRICULTURAL LAND FOR SALE

Berry Farm, Upper Bourne End Lane, Bourne End, Hemel Hempstead HP1 2RR

**AVAILABLE NOW**

Greenbelt Agricultural Land

Greenbelt agricultural land available for a variety of uses subject to the necessary consent. Plots are available in a range of sizes off Upper Bourne End Lane, Bovington, Hertfordshire.

100 m²**£9,000****200 m²****£17,000****300 m²****£23,000****400 m²****£25,000**

* **Google Drop Pin:** <https://goo.gl/maps/JPukhw27Jcnpzhmc6> — use this pin to locate the plots on the ground. Viewings are welcome by appointment.

☎ 07826 313818 ✉ info@tributeland.co.ukwww.tributeland.co.uk





Site Views



Track from Upper Bourne End Lane



Site facilities & access track



Northern boundary & planted saplings



Site facilities from the north



Title Summary

OWNERSHIP

Ownership Category	Company Owned
Title Ownership Record	1 title record

FREEHOLDER

Freeholder	BOURNE END LIMITED
Address	Bourne End Ltd, 204 Baker Street, Enfield, EN1 3JY

LEASEHOLDER

Leaseholder	BOURNE END LIMITED
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Site Considerations

WITHIN THIS LAND

Greenbelt	0 metres
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WITHIN 50 METRES

Public Rights of Way	2 metres
Ancient Woodlands	22 metres

50–2000 METRES

Listed Buildings	980 metres
Flood Zones 2	1,154 metres
Flood Zones 3	1,154 metres
AONB	1,620 metres
Scheduled Monuments	1,785 metres



OVER 2000 METRES

Local Nature Reserves	2,811 m
SSSI	2,864 m
Special Areas of Conservation	4,737 m
National Nature Reserves	16,284 m
Special Protected Areas	29,446 m
National Parks	63,889 m



Boundary & Agriculture

BOUNDARY

Parish	Bovingdon CP
District	Dacorum
County	Hertfordshire

AGRICULTURAL

Land Classification	Grade 3 – Good to Moderate Quality
Land Use Category	Agricultural areas
Nitrate or Safeguard Zone	SgZ Drinking water (Surface)

✴ **Location:** the site sits off Upper Bourne End Lane between Bovingdon and Hemel Hempstead, with road frontage and an established farm track running the length of the plots.



Local Values

Average Value Area	HP1
Average Residential Values	£538 sqft / £5,786 sqm

COMPARABLE SALES – 6 MOST RECENT TRANSACTIONS

8 Reynolds Close, HP1 3EF – 02/12/2022	£195,000
362 Galley Hill, HP1 3LA – 28/11/2022	£430,000
36 Howards Drive, HP1 3NG – 28/11/2022	£540,000
75 Kingsland Road, HP1 1QD – 25/11/2022	£485,000
79 The Pastures, HP1 2TW – 25/11/2022	£360,000
Flat 3, Gadebridge Court, HP1 3DP – 24/11/2022	£318,000



Nearby Land For Sale

Upper Bourne End Lane

Dacorum

£10,000

Silver Birches, Hemel Hempstead

Dacorum

£1,895,000

5 Bedroom House

Dacorum

£2,750,000

Felden Development

Dacorum

£395,000

Jasons Hill, Ley Hill

Buckinghamshire

£2,500,000

Development Opportunity

Dacorum

£185,000



Planning Snapshot

Current Applications	0 applications
Historic Applications	4 applications

20/02945/ROC

Address: Lot B2A Upper Bourne End Lane, Hemel Hempstead

Type: Removal/Variation of Condition

Decision: Refuse Permission/Consent (26/11/2020)

4/02328/19/DRC

Address: Lot B2A Upper Bourne End Lane, Hemel Hempstead

Type: Discharge of Condition(s)

Decision: Refuse Permission/Consent (24/10/2019)

4/02935/17/FUL

Address: Lot B2A Upper Bourne End Lane, Hemel Hempstead

Type: Full Planning Permission — two polytunnels & barn

Decision: Refuse Permission/Consent (31/07/2018)

4/02766/17/PRE

Address: Lots B2B Upper Bourne End Lane, HP1 2RR

Type: Pre-Application Advice — tool & machine shed

Decision: Raise No Objection (19/12/2017)



More Site Photos



Aerial view — full site overview



Aerial view — plots & access road



Aerial view — plots from the north



Aerial view — site facilities & boundary



Aerial view — access track between plots

A Note from the Agent

This is a well-established site at Berry Farm with direct frontage and a made-up track already running the length of the plots off Upper Bourne End Lane. Ground conditions are proven rather than theoretical, with hardstanding, fencing and site facilities already in, and planted saplings marking out the northern boundary. The setting is quietly rural, tucked into the Hertfordshire countryside between Bovingdon and Hemel Hempstead, yet the track and road frontage mean access is straightforward year-round. Plots of this kind, sized from 100 sq m upward, typically appeal to buyers wanting a flexible piece of greenbelt land for storage, hobby, or leisure use, subject to the necessary consent, and the existing infrastructure on-site tends to shorten the time it takes to put a plot to use.

Bovingdon and the wider Dacorum area remain a consistently popular part of Hertfordshire, combining easy reach of Hemel Hempstead and the M25 with genuinely open countryside on the doorstep. Land values locally have held up well, and small parcels off lanes such as this one are scarce, which tends to sustain demand even where planning history on neighbouring lots has been mixed. Given the plot's setting, its established access, and the broader strength of the HP1 market, we would expect solid interest and recommend viewing promptly to avoid disappointment.



Finding the Site

SATNAV, COORDINATES AND DROP PIN

The postcode HP1 2RR covers the whole of Upper Bourne End Lane rather than the plots, so set the satnav to the coordinates below and use the drop pin for the last stretch.

Coordinates: 51.736376, -0.535454

Drop pin: <https://maps.app.goo.gl/5H5diRWy8x2vytPz9>

BY CAR FROM THE A41

The easiest approach. Leave the A41 at the services junction between Hemel Hempstead and Berkhamsted; Upper Bourne End Lane is a right turn off the northbound slip road. Follow the lane up the hill, past the golf complex, and the entrance is the field gate on the track shown below.

BY CAR THROUGH BOURNE END VILLAGE

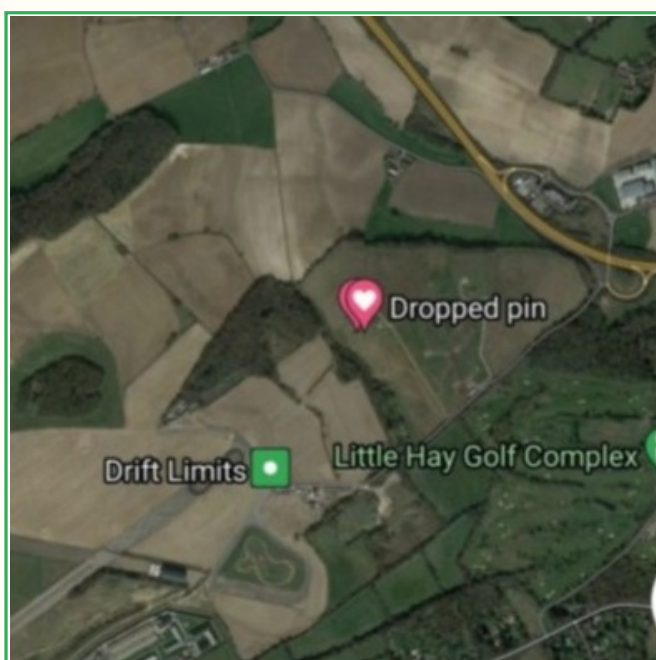
From the A4251 London Road in Bourne End, turn up Bourne End Lane by the industrial estate, carry on to the roundabout, go under the bridge and turn right onto Upper Bourne End Lane. The surface on the lower part of the lane is rough in places, so take it steadily.

ON ARRIVAL

The site sits between the A41 and Bovingdon, with Little Hay Golf Complex and Drift Limits as the nearest landmarks. Please keep the gateway and track clear for farm traffic. Viewings are by appointment — call 07826 313818 or email info@tributeland.co.uk and we will walk the plots with you.

DISTANCES, APPROXIMATE

Bovingdon about 1 mile · Hemel Hempstead about 2 miles · Berkhamsted about 3 miles · M25 junction 20 at Kings Langley about 6 miles · Hemel Hempstead station about 3 miles, with fast trains to London Euston in around half an hour.



The pin, between the A41 and Bovingdon

Satellite imagery © Google



The gateway onto the track at the pin