



HEMEL HEMPSTEAD, HERTFORDSHIRE

GREENBELT AGRICULTURAL LAND.

Cupids Green, Cupid Green Lane, Gaddesden Row
Hemel Hempstead, Hertfordshire HP2 6HN

2.63 ACRES · 1.07 HECTARES



AVAILABLE NOW

PLOT PRICING

Greenbelt agricultural land at Cupids Green, available for a variety of uses subject to the necessary consent. Plots are offered in four sizes, held under absolute freehold title.

100 M²

£16,000

200 M²

£28,000

300 M²

£38,000

400 M²

£48,000

* **Please note:** the land is Greenbelt agricultural land. Any change of use or development is subject to the necessary consent from the local planning authority.

FIND THE SITE

Google drop pin

<https://goo.gl/maps/RB8bRa9U9JosDuFe7>

Address

Cupids Green, Gaddesden Row, HP2 6HN

AT A GLANCE

Total holding

2.63 acres / 1.07 hectares

Title

Absolute freehold — HD579861

District

Dacorum, Hertfordshire

Land classification

Grade 3 — Good to Moderate Quality

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www.tributeland.co.uk

SITE PLAN



LOCATION
HEMEL HEMPSTEAD
CUPID GREEN LANE

TITLE
PLOTS
SITE PLAN

SCALE
1:500 (A3)

DRAWING No

MPH21823

DATE
AUG 2023

DRAWN
GR

REVISED
*

SURVEYED
OS





SITE VIEWS

Aerial and ground-level views of the holding off Cupid Green Lane, with the marked plots shown for illustration only.



PLOTS — SIDE VIEW IMAGE, DEC 2023



AERIAL OVER THE ACCESS TRACK



GROUND-LEVEL VIEW ACROSS THE PLOTS



WIDER AERIAL — CUPID GREEN LANE



TITLE SUMMARY

Land summary for Cupids Green, prepared 03/03/2023.

Title number	HD579861
Title class	Absolute freehold title
Estate interest	Estate in land
Area	2.63 acres / 1.07 hectares
Largest plot available	400 m ² – £48,000

TITLE EXTENT



OWNERSHIP

Ownership category	Company owned
Title ownership record	1 title record
Freeholder	Cupids Green Limited



SITE CONSIDERATIONS

Distances from the land to mapped designations and constraints.

WITHIN THIS LAND

Greenbelt **0 metres**

Public Rights of Way **0 metres**

WITHIN 50 METRES

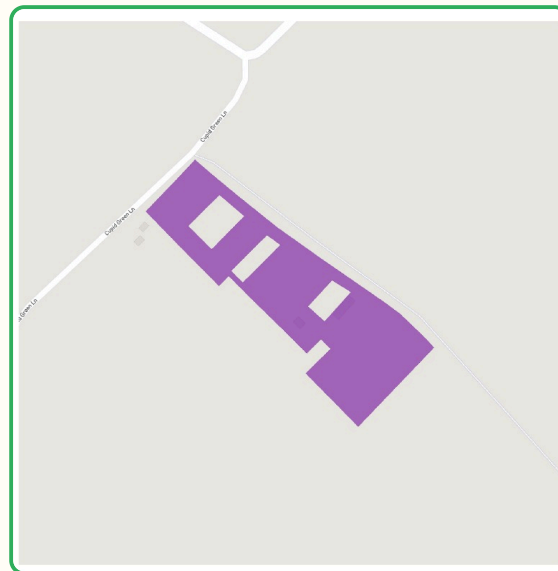
Area of Outstanding Natural Beauty **4 metres**

BETWEEN 50 AND 2,000 METRES

Listed Buildings **140 metres**

Ancient Woodlands **423 metres**

MAPPED EXTENT



OVER 2,000 METRES FROM THIS LAND

Local Nature Reserves **2,641 m**

Scheduled Monuments **2,641 m**

Flood Zone 2 **2,721 m**

Flood Zone 3 **2,721 m**

Sites of Special Scientific Interest **5,824 m**

Special Areas of Conservation **6,245 m**

National Nature Reserves **17,810 m**

Special Protected Areas **30,685 m**

National Parks **71,649 m**



BOUNDARY & AGRICULTURE

Administrative boundaries and agricultural classification for the holding.

BOUNDARY

Parish	Great Gaddesden 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)

* **Grade 3 land:** classified as good to moderate quality agricultural land, and sitting within a surface drinking water safeguard zone — worth factoring into any intended use.



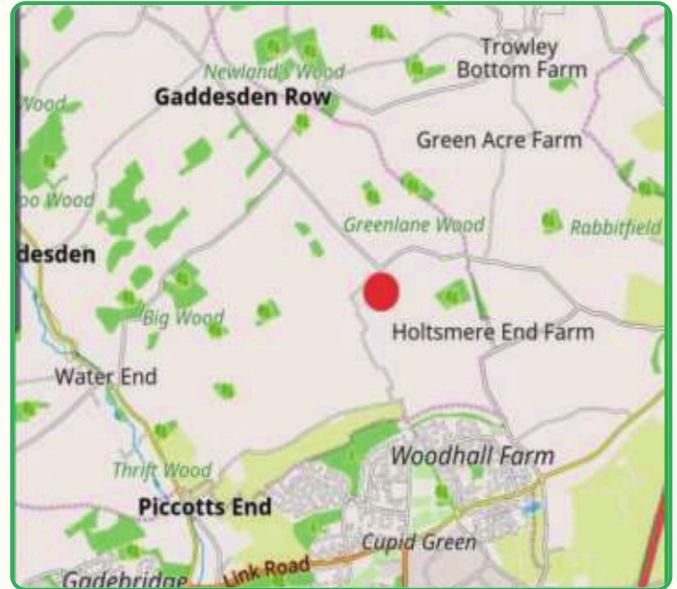
PLOTS LOCATION PLAN — JAN 2022, 1:5000 (A3)

LOCATION & ACCESS

The land lies off Cupid Green Lane at Gaddesden Row, north of Hemel Hempstead in Hertfordshire.



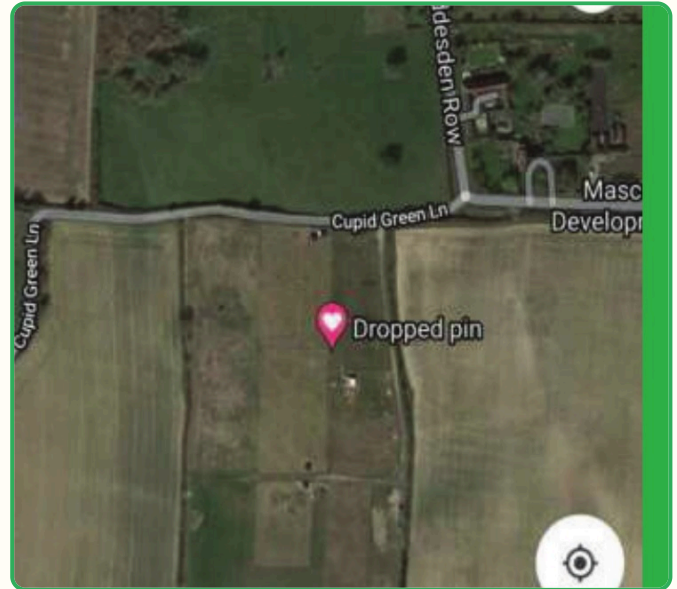
REGIONAL CONTEXT



LOCAL CONTEXT — GADDESSEN ROW



ACCESS TRACK FROM THE LANE



SATELLITE VIEW — DROPPED PIN



LOCAL VALUES

Average residential values and recent comparable sales for the HP2 postcode area.

AVERAGE VALUE AREA

HP2

PER SQ FT

£477

PER SQ M

£5,137

COMPARABLE SALES — 6 MOST RECENT TRANSACTIONS

PROPERTY	SOLD DATE / PRICE
87 Mosaic House, Midland Road, HP2 5YG	12/12/2022 £220,000
71 Montgomery Avenue, HP2 4HE	30/11/2022 £400,000
11 Chapel Cottages, Chapel Street, HP2 5DJ	25/11/2022 £420,000
25 Kingcup Avenue, HP2 4GF	25/11/2022 £425,000
1 Admiral Avenue, HP2 7BP	25/11/2022 £460,000
Annandale, 9 Green Lane, HP2 4RZ	22/11/2022 £705,000

* **For context only:** these are residential transactions in the wider HP2 area and are not a valuation of the agricultural plots offered here.



NEARBY LAND FOR SALE

Other land listings recorded in the Dacorum district at the time of reporting.

LISTING	DISTRICT / PRICE
Cupids Green	Dacorum £12,000
Agricultural Land at...	Dacorum £17,000
Agricultural Plot at...	Dacorum £115,000
Storage Yard at Cupid...	Dacorum £8,000
Gaddesden Row	Dacorum £9,000
Elmtree Farm	Dacorum £2,250,000



PLANNING SNAPSHOT

Planning history recorded against the land and the adjoining Berry Farm holding.

CURRENT APPLICATIONS — 1 APPLICATION

Application number	22/02365/FUL
Address	Land off Cupid Green Lane, Hemel Hempstead, Herts HP2 6HN
Submitted	26/07/2022
Status	With planning case officer
Type	Full Planning Permission
Decision	Unknown
Summary	Construction of agricultural mushroom growing unit, storage container and water storage tank

HISTORIC APPLICATIONS

Application number	22/00776/FUL
Address	Plot 1, Berry Farm, Cupid Green Lane, Hemel Hempstead
Submitted / decided	07/03/2022 · 12/10/2022
Decision	Granted — Permission/Consent
Summary	One barn, one polytunnel, agricultural track and relocation of entrance gate

Application number	21/03806/FUL
Address	Berry Farm, Cupid Green Lane, Hemel Hempstead
Submitted / decided	04/10/2021 · 09/12/2021
Decision	Granted — Permission/Consent
Summary	One barn and one polytunnel, new 1.2m fence and gates

LATEST PLANS

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



PLOTS 11, 12, 13 — AUG 2025, 1:1250 (A3)



PLOTS 102, 11, 12, 13 — AUG 2025, 1:1250 (A3)

PLOT SCHEDULE — SITE PLAN MPH21823, AUG 2023

PLOT	AREA
Plot 17 — cocoa	400 m ²
Plot 18 — lemon	114.536 m ²
Plot 19A — lime	433.321 m ²
Plot 4 — green	400 m ²
Plot 6B — grey	200 m ²
Plot 9 — orange	400 m ²
Plot 102 — orange (Aug 2025)	179.304 m ²



AGENT'S COMMENT

A closer look at the land at Cupids Green and the countryside around it.



The site

Reached by a gated stone track off Cupid Green Lane, the holding runs to 2.63 acres (1.07 hectares) of level Greenbelt pasture, held under absolute freehold title HD579861. It is laid out as a run of individually marked plots from 100 m² up to 400 m², each fronting the internal track, so a buyer takes a defined, self-contained parcel rather than a share of a larger field. The surrounding holding is already in active use — post-and-rail paddocks, stabling, polytunnels and a barn — and consent was granted on the adjoining Berry Farm land in both 2021 and 2022 for agricultural buildings, fencing and an access track. The ground is classified Grade 3, good to moderate quality, sits well above any mapped flood risk, and is dry and workable underfoot. It is Greenbelt agricultural land: any change of use or development would require consent from Dacorum Borough Council.

The area

Cupid Green Lane lies at Gaddesden Row, on the open farmland ridge immediately north of Hemel Hempstead and right on the edge of the Chiltern Hills Area of Outstanding Natural Beauty, which begins only metres from the boundary. The setting is properly rural — hedged lanes, listed cottages within 140 metres and ancient woodland a little over 400 metres away — while the shops, schools and mainline station at Hemel Hempstead are a short drive south, with fast services to London Euston and the M1 and A41 close at hand. Great Gaddesden, Piccotts End and Water End sit within a mile or two, and Harpenden, St Albans and Berkhamsted are all comfortably within reach, giving this pocket of Hertfordshire its quiet, established character.



FURTHER VIEWS

Recent aerial views over the holding and the surrounding farmland.



THE HOLDING AND ACCESS TRACK FROM CUPID GREEN LANE



FARM BUILDINGS AND INTERNAL TRACK



WIDER AERIAL ACROSS THE HOLDING

FINDING THE SITE

Satnav drive to 51.7928686, -0.4565941 — HP2 6HN covers a stretch of the lane, not the plots.

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

By car off Cupid Green Lane at Gaddesden Row, on the ridge north of Hemel Hempstead.

On arrival the entrance is the gated stone track off Cupid Green Lane.

Viewings by appointment — 07826 313818 or info@tributeland.co.uk.



SCAN FOR THE PIN

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Photographs show the wider holding and neighbouring land and are for illustration only — plot boundaries are shown on the site plans at pages 3 and 12.