



Land at Elvaston, Up to 10.25 Acres, Elvaston

£200,000 Freehold

Near Elvaston Castle • Easy Road Access • Wildlife & Woodland • Up to 10.25 acres



DESIRABLE COUNTRYSIDE LOCATION...

10.25 acres of land in two adjacent parcels between Elvaston and Thulston

Two parcels of well-located freehold land sharing a common internal boundary, one comprising 6.75 acres of grassland, the other 3 acres of grassland and 0.5 acres of predominantly native broadleaf woodland. Under two titles, available together or separately.

Close to Elvaston Castle Country Park and suitable for agricultural, equestrian or amenity uses subject to necessary consents.

The land is in good heart with species-rich pasture recently used for sheep grazing and low-input meadow hay production. The sward includes at least 12 native grass species and around 30-40 other native wildflowers.

Ring-fenced with sheep mesh and surrounded by hedges on three sides with some mature trees, the fourth side (to the south) is bounded by a brook with a band of trees and shrubs along the bank and the half acre of woodland. The southern boundary follows the centreline of the brook.

Agricultural land classification grade 3. Low flood risk. No rights of way across the land. No services connected. No buildings on the land. The land lies entirely within the Green Belt, wholly outside the envelopes of the two villages, is not in a conservation area, there are no designations for environmental or archaeological protection, and there are no tree preservation orders. Some mineral rights are excepted. Sporting rights are included.

The land is subject to a perpetual overage of 50% imposed by the company that purchased the land from the Harrington Estate at Elvaston Castle in the 1960s when they sold the land to a previous farmer in 1980. Each title has an exemption from overage for one dwelling with an agricultural occupancy condition; that exemption is replicated each time a title is split.

An underground gas pipeline runs parallel to the common boundary between the two parcels and is subject to an easement which constrains construction and other ground disturbances within a 40-foot wide strip which affects both parcels.



