

An aerial photograph of a vast, green landscape under a dramatic, cloudy sky. A dirt road winds through the center of the frame, leading towards a small cluster of buildings on the left. To the right, a river flows through the landscape, bordered by lush greenery and trees. The overall scene is a picturesque rural setting.

# Normanton Park Farm

Thurlaston  
Leicestershire

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## A once in a generation opportunity to purchase land in a highly desirable and accessible location, with diversified income streams

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Normanton Park Farm, Croft Road, Thurlaston, Leicester, Leicestershire LE9 7TB

Thurlaston 1 mile, Desford 4 miles, Leicester 9 miles, Hinckley 9 miles, Market Bosworth 13 miles

### *Features:*

Arable, parkland, pasture, lake, successful diversifications including clay shooting ground, established game shoot

About 245 acres (99 ha) in total

For sale as a whole or in up to three lots

#### *Lot 1 – About 127 acres (51 ha)*

Arable land, parkland & grazing, lake, woodland, clay shooting ground

#### *Lot 2 – About 64 acres (26 ha)*

Arable land, woodland, road frontage

#### *Lot 3 – About 53 acres (21 ha)*

Arable land, temporary grass leys, woodland

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### ***Situation***

The property is situated to the west of the village of Thurlaston, a popular village in west Leicestershire. Thurlaston is a thriving village community and benefits from a number of village services including a pub and village hall. The larger nearby village of

Desford offers additional local services including both primary & secondary schools.

Leicester (9 miles) & Hinckley (9 miles) have a wide range of additional services including schools, shopping and other amenities.

### ***Normanton Park Farm***

Normanton Park Farm was formerly part of a wider country estate, before becoming a dairy farm and now is predominantly an arable farm holding. A principal feature of the farm is the parkland with mature trees, woodland and a large lake, all of which creates a fantastic setting

for the established game shoot across Normanton Park Farm.

### ***Farm diversification***

The current owners have diversified various parts of Normanton Park Farm to capitalise on the beautiful setting. There is a successful clay

pigeon shooting ground, including a club house, and an airgun/archery range which are all currently let. The parkland was also used as a marquee wedding venue, which proved popular due to the proximity to Leicester whilst balancing the scenic surroundings of Normanton Park.



***Lot 1 – About 127.03 acres (51.41 ha)***

***Guide price £1,500,000***

Lot 1 comprises a combination of arable, parkland and woodland, and is predominantly accessed via the tarmacked drive which leads off from Earl Shilton Road. As well as the farmland, Lot 1 also comprises a lake, the shooting ground and an area let to Thurlaston Airgun & Archery Centre.

The farmland comprises approximately 85.67 acres of arable land, 25.96 acres of pasture and parkland, and 10.23 acres of woodland. Lakes and ponds cover 3.28 acres, and additional miscellaneous areas including farm tracks cover 1.91 acres. Past cropping for the arable land is available on request from the selling agent.

The land is predominately Grade 3 according to the Agricultural Land Classification of England. The soil is a combination of the Wick 1 series a deep well drained coarse loamy and sandy soil, suitable for cereals and grassland, as well as the Whimple 3 series which is a fine loam over clay soil, suitable for winter cereals and grassland.





**Lot 2 – About 64.88 acres (26.25 ha)**

**Guide price £750,000**

Lot 2 is predominately arable land split into four parcels with two blocks of woodland. The land is accessed from Earl Shilton road via a single access point. The land has significant frontage onto the road.

The farmland comprises approximately 61.07 acres of arable land and 3.34 acres of woodland, and additional miscellaneous areas including farm tracks cover 0.47 acres. Past cropping for the arable

land is available on request from the selling agent.

The land is predominately Grade 3 according to the Agricultural Land Classification of England. The soil is a combination of the Wick 1 series a deep well drained coarse loamy and sandy soil, suitable for cereals and grassland, as well as the Whimple 3 series which is a fine loam over clay soil, suitable for winter cereals and grassland.



**Lot 3 – About 53.50 acres (21.66 ha)**

**Guide price £600,000**

Lot 3 is three arable parcels with a block of woodland. The land is accessed via a right of way across the access track hatched brown on the sale plan. Part of the land in Lot 3 has been used to produce turf.

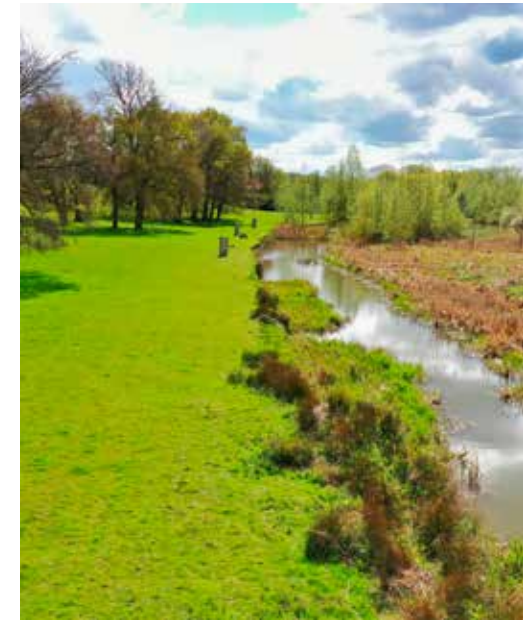
The farmland comprises approximately 51.09 acres of arable land and 2.41 acres of woodland. Past cropping for the arable land is available on request from the selling agent.

The land is predominately Grade 3 according to the Agricultural Land Classification of England. The soil is a combination of the Wick 1 series a

deep well drained coarse loamy and sandy soil, suitable for cereals and grassland, as well as the Whimple 3 series which is a fine loam over clay soil, suitable for winter cereals and grassland.

**Sporting**

A successful game shoot has been established across Normanton Park Farm, utilising the parkland, woodland, areas of undulating landscape, lakes and areas of game cover to offer a diverse lowland shoot. The sporting rights will be retained on a licence up to 1st February 2027, further information is available from the selling agent.





General

Services: Water troughs serve Lot 1 connected to mains water supply. Lot 1 also benefits from a mains electricity connection. The clubhouse facilities are on private drainage to a septic tank. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

EPCs and Council Tax: Due to the agricultural nature of the property the property is exempt from requiring an EPC and the property is not rated for Council Tax/ Business Rates.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are two public footpaths over the land. Further details are available from the selling agent.

Seven residential properties use the access tracks through Lot 1. Further details of the access rights are available from the selling agent.

Method of sale & Tenure: Normanton Park Farm is offered for sale as a whole, or in up to three lots by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor’s agent.

Lot	Property	Agreement
Lot 1	Normanton Shooting Ground	Commercial Lease
Lot 1	Thurlaston Airgun & Archery Centre	Commercial Lease
Lot 1	Telecoms Mast	Commercial Lease

Basic Payment: The vendor reserves the right to all future payments associated with the BPS entitlements.

Environmental Schemes: The majority of the land at Normanton Park Farm is entered into a Mid-Tier Countryside Stewardship scheme which terminates on 31st December 2025. The options include; two year sown legume fallow, flower rich margins and plots, winter bird food.

The Woodland at Normanton Park Farm has been managed under a Woodland Management Agreement which will continue on completion of the sale.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any payments payable up to completion. Further details are available from the selling agent.

Designations: The Farm is in a Nitrate Vulnerable Zone (NVZ).

Holdover: Holdover is reserved to harvest the 2025 crop.

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, sub soiling, moling and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost; All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost. Enhancement of £30/ acre/ month from the date of establishment to completion. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

The sporting rights will be reserved up to 1st February 2027 under a sporting licence. There are some small areas of game cover required for the shoot. Further detail is available from the selling agent.

Overage: The land is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 40 years from the date of completion of the sale and will be payable on the implementation of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 30% of the increase in value resulting from that consent.

Fixtures and fittings: All items usually regarded as tenant’s fixtures and fittings and equipment, equipment associated with Normanton Shooting Ground are specifically excluded from the sale.

Local authority: Leicestershire County Council & Blaby District Council.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the machinery and lake.

Solicitors: Josiah Hinks, 22 De Montfort Sreet, Leicester, LE1 7GB

Postcode: LE9 7TB

What3Words:  
Lot 1: ///fixtures.perusing.nails  
Lot 2: ///publish.ignore.creatures  
Lot 3: ///enforced.astounded.stage

Viewing: Strictly by confirmed appointment with the vendor’s agents, Strutt & Parker in Stamford on 01780 484040.

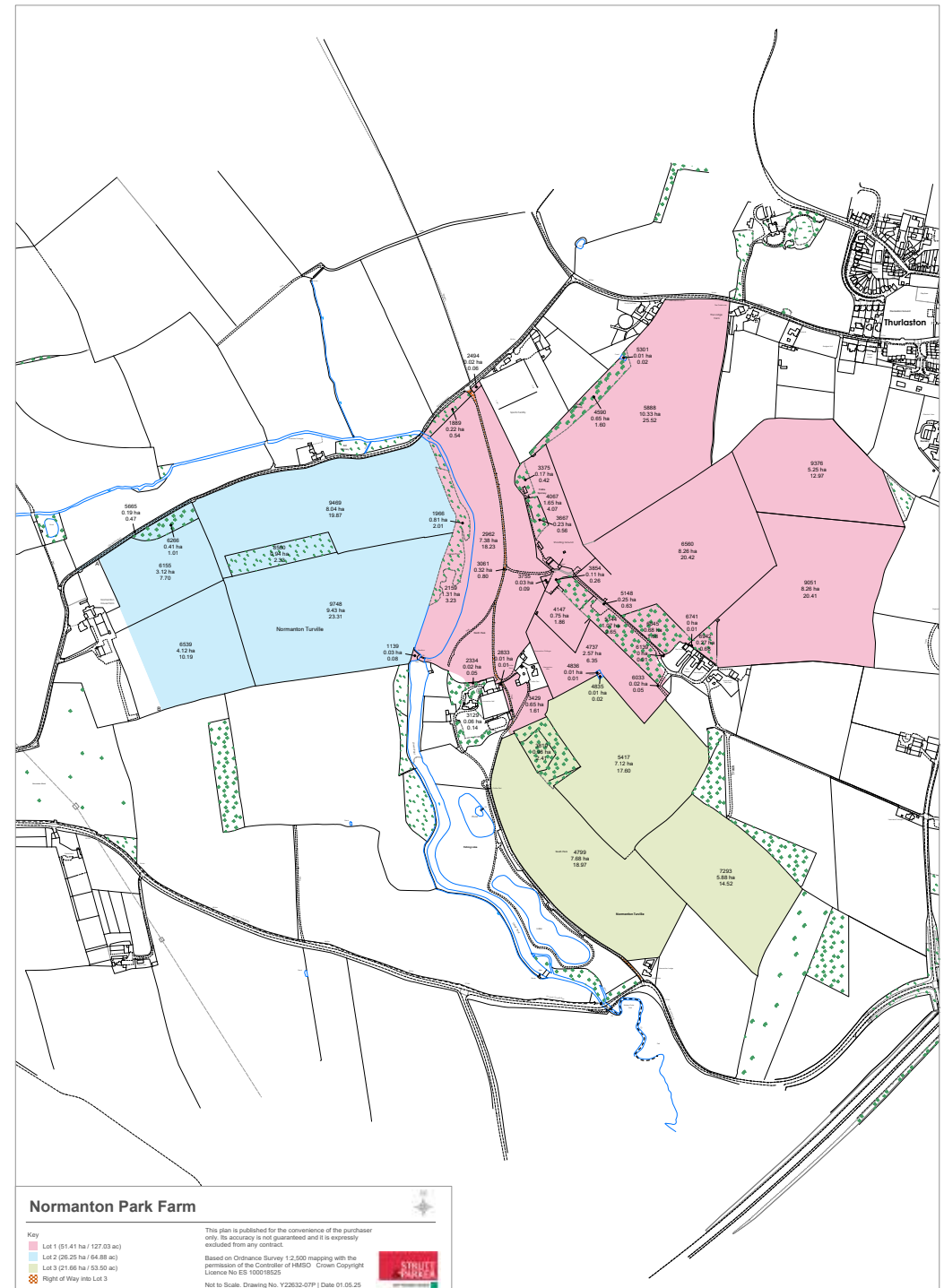


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