



Symonds  
& Sampson

# Land at Elston Farm

Elston Lane, Shrewton, Wiltshire

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# Land at Elston

## Farm

Elston Lane  
Shrewton  
Wiltshire SP3 4HQ

An excellent chance to acquire a block of 16.68 acres of pastureland, which has received confirmed planning approval for a 10m x 15m agricultural building.

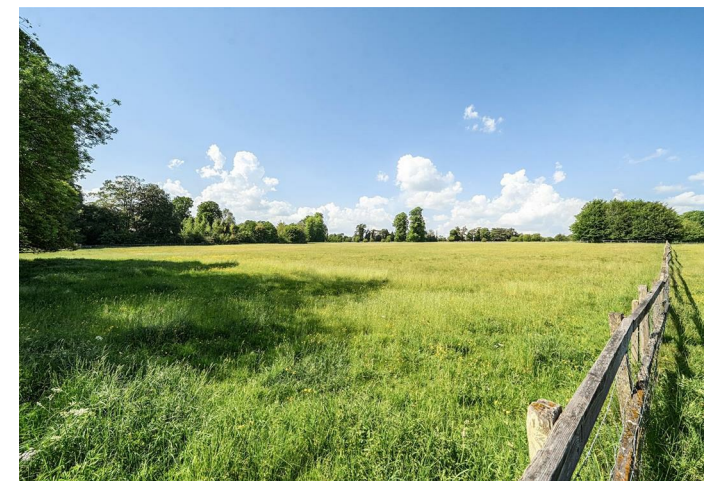
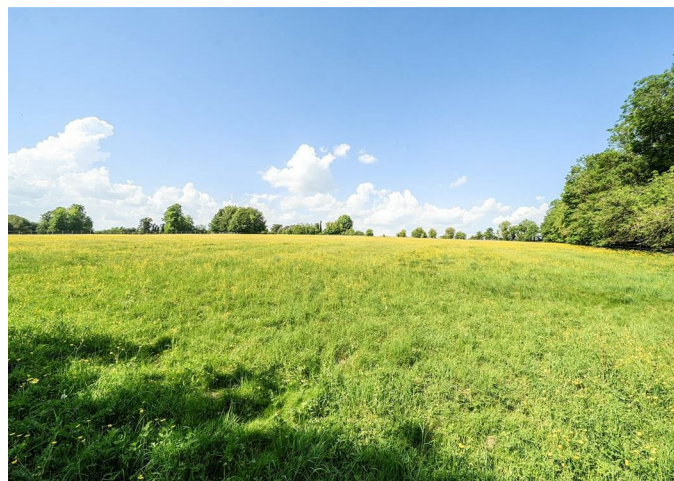
- 16.68 acres of pastureland
- Confirmed planning consent for agricultural building
  - Two private access points
  - Biodiverse grassland
- Well fenced and split into two separate paddocks

Guide Price **£325,000**

Freehold

For Sale By Private Treaty

Salisbury Agriculture  
01722 334323  
salisbury@symondsandsampson.co.uk



## SITUATION

The land at Elston Farm is located in the hamlet of Elston, positioned on the northern boundary of the highly desirable chalk stream village of Shrewton. This vibrant village boasts an exceptional array of local amenities.

Local transport links are excellent, with the A303 readily accessible to the southwest and London via the M3 motorway. Salisbury, just 12 miles to the South has a mainline train station that connects to London Waterloo in approximately 85 minutes.

## THE LAND

The land is classified as Grade 3 according to the provisional agricultural land classification by Natural England. Both paddocks feature biodiverse grassland and are presently enrolled in a sustainable farming incentive agreement. The land has been used for equestrian and sheep grazing. The fields are enclosed by fencing and offer convenient roadside access from both the northeast and northwest sides.

The soil is characterised as well-draining, lime-rich loamy soils that are conducive to herb-rich chalk and limestone pastures. The grassland features mature trees interspersed throughout, with some boundaries lined by established hedgerows.

## PLANNING

The decision letter from Wiltshire Council has been confirmed, stating the approval for the construction of an agricultural barn measuring 10m x 15m intended for farm machinery, along with a concrete pad of dimensions 12m x 20m. The planning reference for this project is PL/2026/02509.

## DESIGNATIONS

The land is situated within the Salisbury Plain and West Wiltshire Downs National Character Area.

The land is situated within a Nitrate Vulnerable Zone.





## SERVICES

A communal private borehole supplies water to both paddocks through water troughs. (Metered rates would apply)

## OVERAGE

The land will be sold with an overage provision applicable to future development. This provision will not cover

agricultural, horticultural, or equestrian developments. The overage will remain in effect for 10 years from the completion date, applying to 30% of any value increase resulting from the granting of planning permission.

## DIRECTIONS

What3words ///shunning.vague.novelists

## TENURE AND POSSESSION

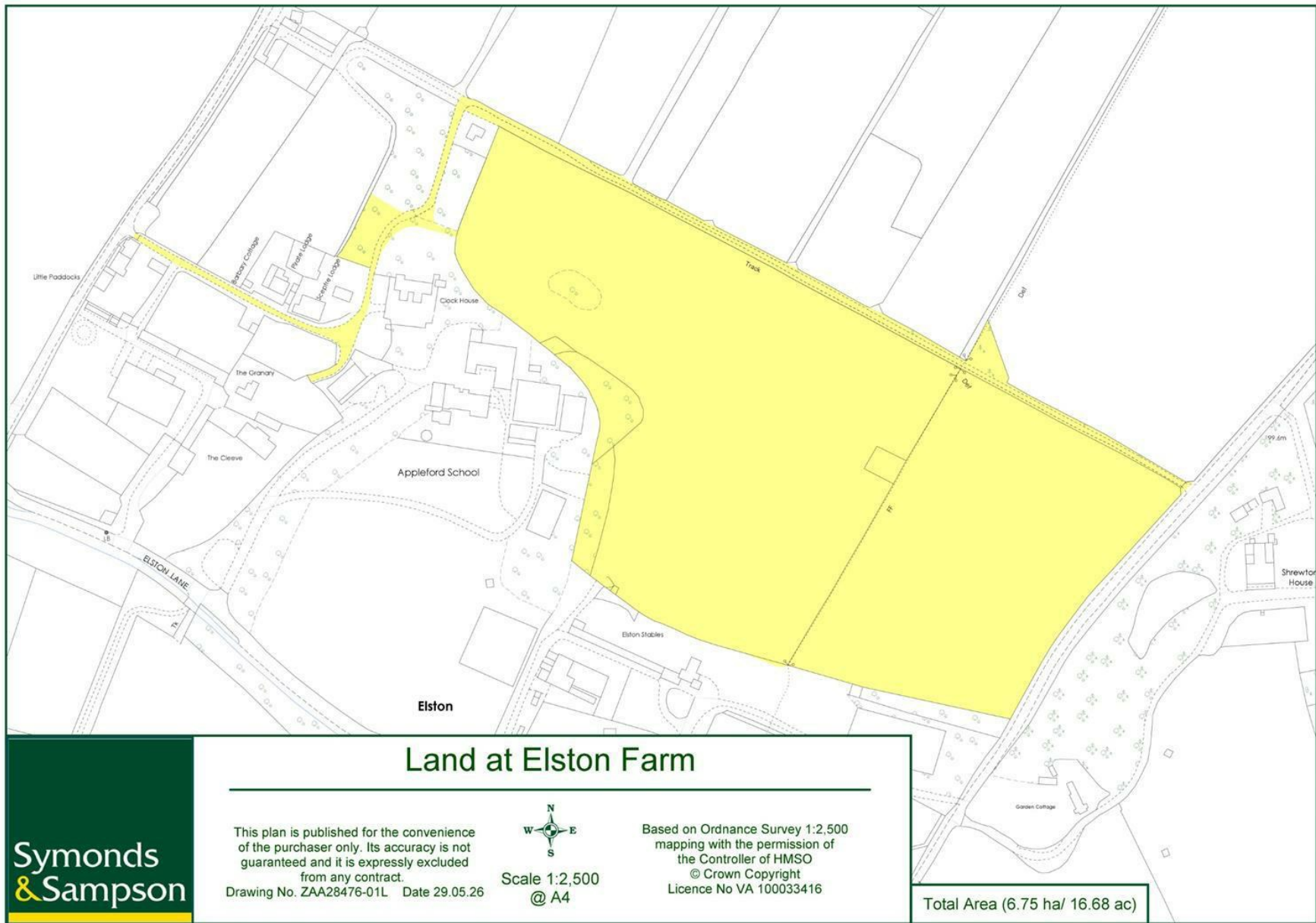
Freehold, with vacant possession on completion.

## PUBLIC RIGHTS OF WAY

A public footpath runs alongside the fence line of the two paddocks.

## LOCAL AUTHORITY

Wiltshire Council – 0300 4560100  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)



## Land at Elston Farm

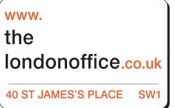
This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.  
 Drawing No. ZAA28476-01L Date 29.05.26



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Total Area (6.75 ha/ 16.68 ac)

SALS/GKP/2026



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