


# Investing in Leicestershire Programme

Rural Estate Strategy 2026 – 2036

Consultation Document

DRAFT

A scenic view of a rural landscape with rolling green hills, a line of trees in the middle ground, and a plowed field in the foreground.

“Our vision is to create a Rural Estate that provides opportunities for people to establish thriving rural businesses, supports the rural economy and local communities and makes an increasing contribution to the attainment of the Council’s strategic objectives whilst delivering ongoing benefits.”

# Leicestershire's Rural Estate – key facts

## Key Facts

Established for over

**100  
years**

**7,358 acres**

**6,996 acres of farmland**  
and **275 acres of woodland**  
plus commercial lettings and land



Estate size maintained  
with supplemental  
acquisitions

**£95.9m**

asset value

**£1.07m**

annual rental income

2024/25 Annual return of

**8.2%**

Capital receipts of  
**£25.9m**

over last 10 years

## Achievements



Planning consent  
achieved for

**3,242 homes,**  
**1,095,000 sq. ft**

of employment space,

**4 primary schools**

and community buildings

**SEND school  
established**

– Broughton Astley

**Traveller's site  
delivered**

– Gilmorton



**New  
allotments**

– Lutterworth



Creation of

**38 acres of woodland**

– Ravenstone & Croft,  
hedging plants and trees  
added across the Estate.

**Environmental  
enhancements**

including improved  
stewardship at  
Misterton Marshes SSSI

**Pond  
creation  
project**

– Mowsley



# Our Ambitions for 2026-2036

## Retain a Core Estate



- Maintain a mix of farm sizes
- Support new entrants and existing tenants
- Provide a range of starter and progression holdings enabling tenants to build a sustainable and resilient rural business

## Deliver Financial Benefits



- Maximise rental growth and long-term savings
- Generate capital receipts through development opportunities
- Deliver strong financial returns to support Leicestershire services

## Enhance Strategic Contribution



- Support tenant diversification
- Engage local communities
- Promote biodiversity, sustainable farming, tree planting and countryside access

## Strengthen Partnerships



- Improve communication with tenants
- Collaborate with Council services
- Secure external funding and expertise for shared goals

# Opportunities and Challenges facing the Rural Estate

## Opportunities



- Restructure estate clusters to unlock development potential
- Upgrade buildings and equipment to boost rental growth and reletting potential
- Fund improvements by disposal of surplus assets
- Generate income via biodiversity credits and environmental schemes
- Modernise tenancy agreements for flexibility and alignment with objectives
- Support diversification in farming through education and rural enterprises
- Encourage young entrants with incentives and performance measures whilst managing risk
- Acquire holdings during market downturns for future goals

## Challenges



- Ability to support tenants' profitability during market volatility
- Managing compliance and maintenance costs without reducing income
- Securing capital for improvements
- Managing sensitivities around property disposals
- Balancing environment land management with income stability
- Overcoming constraints of long-term tenancies and liabilities
- Maintaining strong landlord-tenant relationships and the Council's reputation
- Encouraging tenant engagement with environmental and technological upgrades

# How the Strategy will be delivered



Rural Estate retained at current size with range of farms enabling sustainable rural businesses



Estate restructured to maximise strategic potential



Management Plan with rolling 5-year Financial Strategy



Progress monitored through key performance indicators reported annually



Proactive, professional management with in-house and outsourced expertise



Reviewed at least every 5 years to reflect market changes and priorities

## Have your Say

Read the full document and fill in the consultation form before **Friday 13 February** at **[www.leicestershire.gov.uk/current-engagement](http://www.leicestershire.gov.uk/current-engagement)**