

**CONTRACT FARMING OPPORTUNITY - EXPRESSIONS OF INTEREST INVITED**

Greenlane Farm, Great Fulford Estate, Dunsford, Exeter, Devon, EX6 7AJ

**348 acres (141 hectares)**

# GREENLANE FARM

Great Fulford Estate  
Dunsford  
Exeter  
Devon, EX6 7AJ

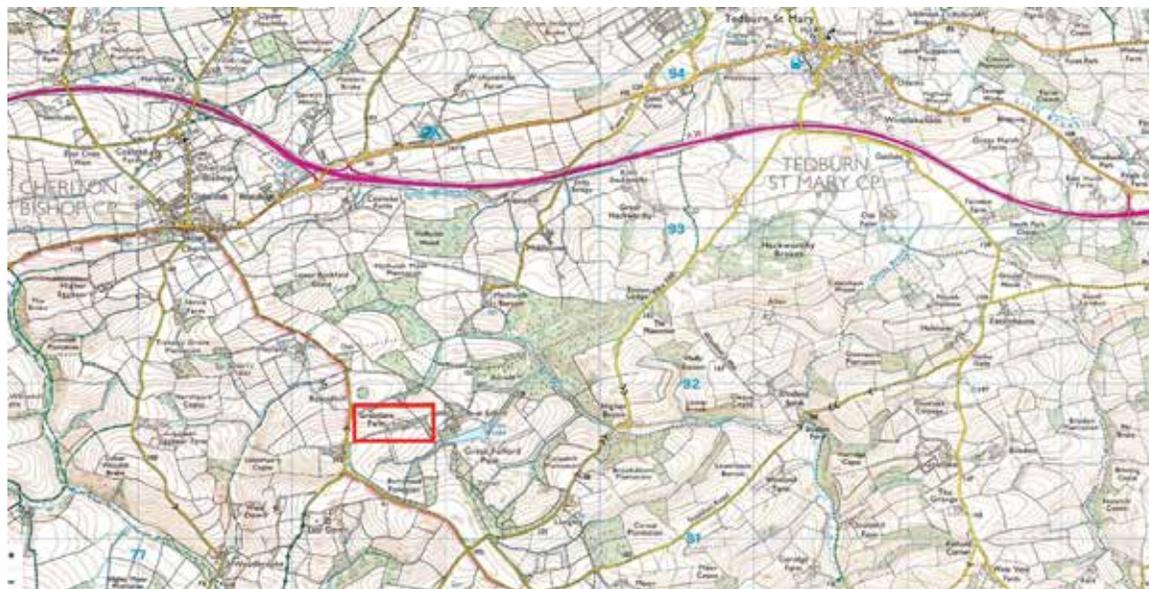
2 miles Cheriton Bishop, 3 miles Dunsford,  
3 miles Tedburn St Mary, 11 miles Exeter  
348 acres (141 hectares)

The Great Fulford Estate proposes to enter into a  
Contract Farming Agreement for an initial term of five  
years commencing on 25th March 2027.

Greenlane Farm  
Great Fulford Estate  
Dunsford,  
Exeter, EX6 7AJ

348 acres (141 hectares)

An equipped mixed holding with farmhouse if required.



## General Information

Greenlane Farm is located two miles South of the A30 dual carriageway, between Cheriton Bishop and Dunsford. It is a productive mix of arable, temporary grassland and permanent grassland, a schedule of field parcels and areas is detailed at the end of this document along with a plan of the land available (shaded pink).

## Agents

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## General

As part of an Estate strategic plan, a farming contractor is sought to provide the expertise, management, and a proportion of the working capital to operate a contract farming agreement (CFA) across an adaptable agricultural holding in an accessible location in Mid-Devon.

Greenlane Farm is a productive arable and livestock farm of approximately 141.10 ha (348.67 acres). The farm is currently being farmed as an organic dairy unit under a farm business tenancy which ends on 25th March 2027. The Estate does not wish the farm to continue as a milking unit and does not require the farm to stay under organic management. The Estate is open to other potential farming systems which will be discussed with applicants.

The contractor should be forward thinking, environmentally responsible and understand modern farming practice, be up to date with on-going farming policy and have a keen interest in the financial metrics of their business.

The Estate's objective is to have a well-run, and profitable holding situated at the centre of the Estate. The Estate is open minded as to the farming system to be adopted and will discuss options with the successful applicant.

## Location

The location of the land is shown on the plans with these details. The land has road frontage to public highways in various locations.

## The Opportunity

The Estate is proposing an initial five-year term starting on the 25th March 2027, longer terms will be considered if the business proposal necessitates. It is anticipated that, subject to a satisfactory initial term and good ongoing relationship, the CFA will operate for many years.

## Structure

It is envisaged that the contractor will provide all labour, machinery, fuel and day-to-day management. The farmer (A partnership of the Great Fulford Estate) will fund the variable costs directly such as seeds/fertiliser/sprays/feed and crops. The ownership of livestock is a matter for further discussion. The contractor will manage matters relating to compliance and assurance schemes such as Red Tractor Assurance and should keep field application/livestock movement records etc. There will be quarterly meetings held between the Agents to the Estate, the Farmer (Estate) and the Contractor where progress and future strategy is discussed. Any crops or livestock will be sold directly in the name of the Farmer, the strategy for which would be discussed and agreed with the Contractor.

## Expression of Interest (EOI) Invited

Expressions of interest from suitable established farming businesses are invited and must be made on the EOI form provided with these particulars. Applications must be received by DixonSmith at their office, by **12:00 noon on the 23rd February 2026**. Applications can be submitted by email, post or hand-delivered.

Applicants are invited to put forward in general terms how they propose that the holding is best utilised to meet the objectives of both the farmer and contractor. The Estate will select the successful applicant from a shortlist of applicants and will then enter detailed discussions on the contract farming agreement. It is anticipated that an agreement in principle on the appointment of a contractor will be made by the end of April 2026 to enable the contractor and the Estate to have a year in which to make appropriate preparations for commencement of the contract at 25th March 2027.

# GREENLANE FARM BUILDINGS



## Greenlane Farm Dunsford

Greenlane Farm has good access to the strategic road network via the A30 at Cheriton Bishop and has numerous access points to the local road network from both public road and internal Estate roads which are shown coloured brown on the plan

The Farmstead is located on one of the main access roads into Great Fulford and its Park. The access road to the farmstead is shared with Great Fulford Mansion.

## The Farm Buildings

Greenlane farm has been operated as a dairy milking unit for many years which is reflected in the existing buildings. Milking is no longer an option from 25th March 2027 however the buildings can provide accommodation for livestock (cattle and sheep) and there are concreted areas suitable for stacking silage, hay and straw and for maintaining and storing machinery. Depending on the farming system to be adopted the Estate will discuss with the successful applicant adaptations and alterations to the buildings that may be required.

The main existing buildings comprise (dimensions approximate):

### 1. 4-Bay Dutch Barn (16m x 8m)

Timber frame, timber clad north gable end, asbestos roof.

### 2. G.P. Livestock Building (16m x 17m)

Timber framed building with 4 bays, drive through feed passage, timber stock boarding and space boarding, concrete block walls on north and west elevations, earth floor.

### 3. Calf Pens (3m x 8m)

Concrete block and timber structure.

### 4. Former grain store now used as workshop (5m x 12m)

3 bay former silo barn with steel framed and corrugated iron round top roof.

### 5. G.P. Livestock Building

(10m x 16m) Timber framed construction, asbestos cement roof, timber space boarding.

### 6. Livestock Building (23m x 12m)

4 bay, former Dutch Barn, steel framed, concrete block, livestock building with hay barn above, corrugated iron roof and cladding.

Covered feed area with concrete floor one side with calf/isolation pens at one end.

### 7. Livestock accommodation (12m x 12m)

Timber frame, timber cladding and space boarding, concrete block walls, concrete floor and asbestos cement roof.

### 8. Livestock accommodation lean to Covered Yard (16 x 3m)

Timber structure, asbestos cement roof, concrete floor. Adjoining Calf Building (4m x 16m).

Rendered concrete block in 4 sections concrete block built asbestos cement roof, sheeted metal gates.

### 9. Cubicle Shed (25m x 25m)

Steel framed, asbestos cement roof, timber stock boarding and space boarding, concrete floor.

### 10. Silage Clamps

Part concrete paneled and part earth bank clamps (23m x 9m), (23m, x 9m) and (23m x 7m)

### 11. Slurry Store and Dirty Water Lagoon

Weeping wall system, and earth bank slurry storage.



## Services

### Water and electricity:

Mains and Borehole water.  
Single phase mains electricity.

## Greenlane farmhouse

Greenlane farmhouse (shaded blue on the plan plan) will be available for occupation from 25th March 2027. The Estate will be seeking a new occupier for the house which is conveniently situated close to the farm buildings.

The house is a substantial dwelling situated in a south facing position overlooking the farmland and with extensive outbuildings. The house can be utilised as a whole or subdivided with a built in annexe. The Estate will be willing to consider and give priority to any accommodation requirements of the successful contractor or their employees who wish to live on the farm. However, it is not a requirement for the contractor to occupy the house, but it will be necessary for the contractor to be sensitive to a residential tenant who lives within the farmstead if it is not occupied by the contractor or their staff. Applicants will be asked whether they have any need for accommodation in which case the Estate's rental terms for occupation will be discussed.

The Farmhouse accommodation comprises:

- **Ground floor:** Kitchen with oil fired Rayburn; 2 Large utility areas with shower; WC; Dining room; Office; 2 large reception rooms.

- **First Floor;** Bathroom; separate WC; 6 Bedrooms
- **Outside:** Garden, lean to store and garage; adjoining large traditional barn.

## The Farmland

Greenlane farm can be considered in three parts:

- **Greenlane Farm 218 acres**
- **Great Fulford parkland 89 acres**
- **Part Moor Farm 41.5 acres**

### **The total 348.67 acres.**

Whilst most of the land is currently in a grass based system the land can potentially be utilised differently with an increased area of cropping. The Estate will discuss precise cropping areas with the successful applicant at a later stage. Cropping and stocking will be reviewed and agreed every year.

The areas can be divided as follows

- 210.63 acres Potential arable and temporary Grassland
- 133.51 acres Permanent Grassland including Great Fulford Park (and orchards part Moor Farm )
- 4.53 acres Woodland and buildings

The Estate will consider a full range of arable and pasture cropping over Greenlane farm and Part Moor Farm however the Estate wishes

to retain at least 45 acres of Great Fulford parkland in permanent pasture so it is available during short periods (which will be agreed with the contractor) for non-agricultural events such as music festivals, fairs and similar open-air events.

The Estate wishes to limit the application of inorganic fertiliser on land which forms the catchment area for the lake in front of Great Fulford Mansion which is included in the permanent pasture area above. Permanent pastures can be ploughed and reseeded. Details of this restriction will be discussed with the successful applicant.

### **Arable:**

The arable land is a mix of Grade 3 and 4 as categorised by Natural England. Its texture described as mix of silty clay loam and clay loam. General description of this soil type is shown below;

### **60% Soilscape 6 - (Silty Clay Loam)**

Suitable range of spring and autumn sown crops; under grass the soils have a long grazing season. Free drainage reduces the risk of soil damage from grazing animals or farm machinery. Shortage of soil moisture most likely limiting factor on yields, particularly where stony or shallow.

### **40% Soilscape 8 - (Clay Loam)**

Reasonably flexible but more suited to autumn sown crops and grassland.

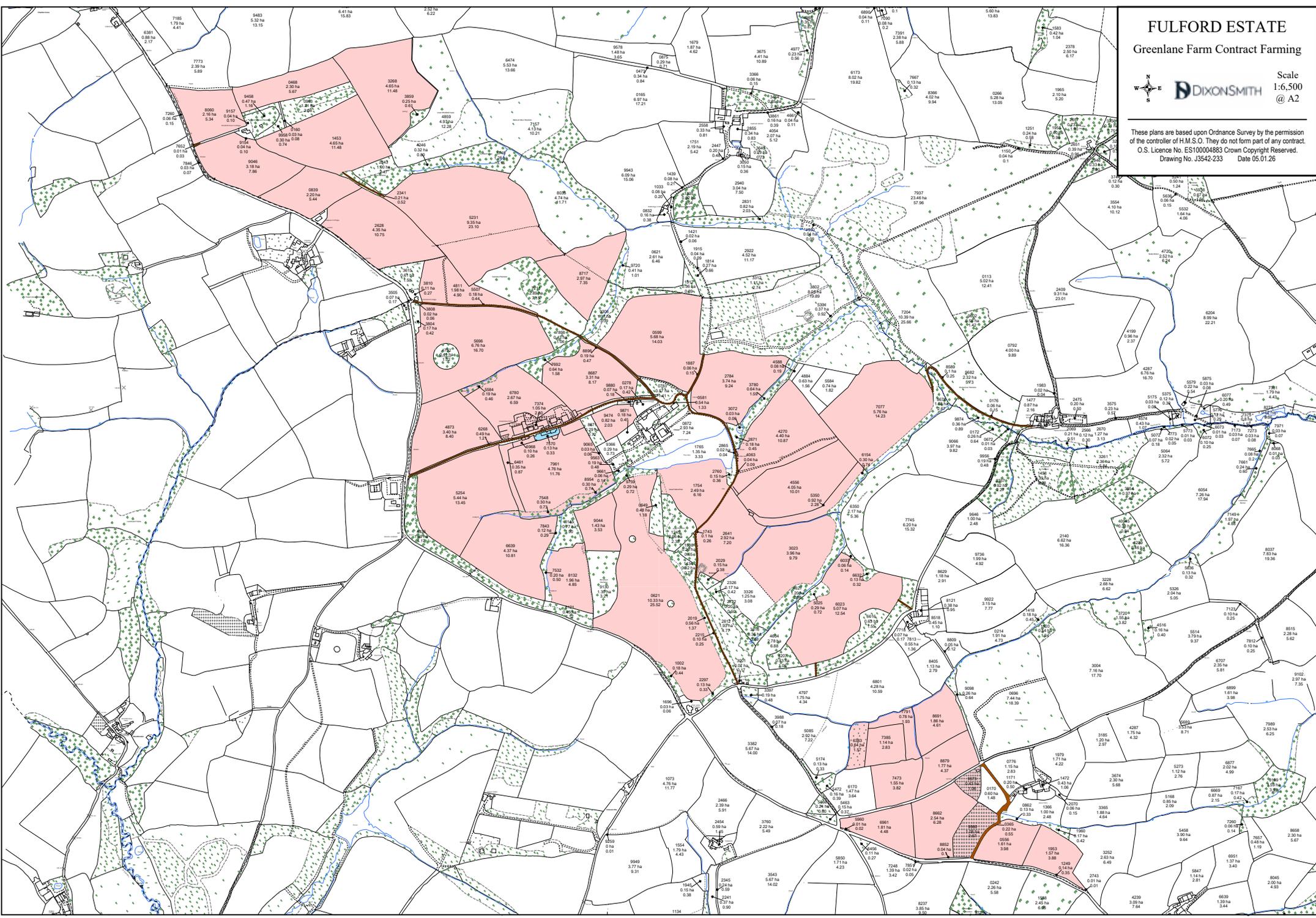
# FULFORD ESTATE

## Greenlane Farm Contract Farming

Scale  
1:6,500  
@ A2



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## Schedule and Plan

A schedule of areas and a map of the holding and a plan of the buildings have been appended to the bottom of these details.

## Designations

None of the land is in a Nitrate Vulnerable zone.

The Land is situated in Teignbridge District council area and not within Dartmoor National Park.

## Agri-Environment Schemes

89.59 acres of Great Fulford parkland are presently in SFI designation LIG1 however this scheme ends on 30th April 2027. The Estate will encourage the contractor to take advantage of all appropriate schemes for both capital and income generation and the Estate will discuss and agree any new, replacement or rolling schemes with the successful applicant.

## Great Fulford Shoot

The Great Fulford Shoot operates across the area of Greenlane farm and the contractor will be asked to cooperate with the shoot and its staff.

## Next Steps

Please return the attached EOI form, to express your interest in this opportunity. Initially, the Estate would like to know who you are, your farming experience and background and what type of farming system you would intend to operate (with the available information you have so far).

Following this, a shortlist of potential contractors will be created, they will then be invited to discuss their proposals which will be refined and agreed, and a more detailed document, clearly defining financial and business structure will be provided by the Estate.

Any interested potential contractors should reply on the attached EOI form to **alex@dixonsmith.uk** by 12 Noon on 23rd February 2026.

## Contact Details

If applicants have any questions, please contact Charles Dixon or Alex Neason contact details for which are detailed at the start of this document.

## Important Notice

**DixonSmith** and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and DixonSmith have not tested any services, equipment or facilities. Applicants must satisfy themselves by inspection or otherwise.

<b>Schedule of Areas</b>				
<b>Holding</b>	<b>NG number</b>	<b>Hectares</b>	<b>Acres</b>	<b>Poential Use</b>
Greenlane	2628	4.35	10.75	Arable
Greenlane	0839	2.20	5.44	Arable
Greenlane	9046	3.18	7.86	Arable
Greenlane	8060	2.16	5.34	Arable
Greenlane	0468	2.30	5.67	Arable
Greenlane	3268	4.65	11.48	Arable
Greenlane	1453	4.65	11.48	Arable
Greenlane	5231	9.35	23.10	Arable
Greenlane	8717	2.97	7.35	Arable
Greenlane	5584	0.19	0.46	Woodland
Greenlane	4811	1.98	4.90	Arable
Greenlane	7374	1.05	2.60	Buildings
Greenlane	5696	6.67	16.70	Arable
Greenlane	8687	3.31	8.17	Temporary Grass
Greenlane	6461	0.35	0.87	Permanent Pasture
Greenlane	0599	5.68	14.03	Arable
Greenlane	6780	2.67	6.59	Temporary Grass
Greenlane	4873	3.40	8.40	Arable
Greenlane	7961	4.76	11.76	Permanent Pasture
Greenlane	9474	0.82	2.03	Permanent Pasture
Greenlane	5254	5.44	13.45	Permanent Pasture
Greenlane	6968	0.10	0.26	Permanent Pasture
Greenlane	6639	4.37	10.81	Permanent Pasture
Greenlane	8954	0.30	0.74	Woodland
Greenlane	7548	0.30	0.73	Woodland
Greenlane	8132	1.96	4.85	Permanent Pasture
Greenlane	6023	5.07	12.54	Arable
Greenlane	3023	3.96	9.79	Arable
Greenlane	0621	10.33	25.52	Permanent Pasture
Gt Fulford Park	1754	2.49	6.16	Permanent Pasture
Gt Fulford Park	2641	2.92	7.20	Permanent Pasture
Gt Fulford Park	2784	3.74	9.24	Permanent Pasture

<b>Holding</b>	<b>NG number</b>	<b>Hectares</b>	<b>Acres</b>	<b>Poential Use</b>
Gt Fulford Park	4270	4.40	10.87	Permanent Pasture
Gt Fulford Park	4556	4.05	10.01	Permanent Pasture
Gt Fulford Park	5350	0.92	2.28	Permanent Pasture
Gt Fulford Park	7077	5.76	14.23	Arable
Gt Fulford Park	9044	1.43	3.53	Permanent Pasture
Gt Fulford Park	0556	1.61	3.98	Arable
Pt Moor Fm West	1953	1.57	3.88	Arable
Pt Moor Fm West	6383	0.64	1.57	Permanent Pasture Orchard
Pt Moor Fm West	6961	1.81	4.48	Arable
Pt Moor Fm West	7385	1.14	2.83	Permanent Pasture
Pt Moor Fm West	7473	1.55	3.82	Arable
Pt Moor Fm West	8662	2.54	6.28	Arable
Pt Moor Fm West	8691	1.86	4.61	Permanent Pasture
Pt Moor Fm West	8879	1.77	4.37	Arable
Pt Moor Fm West	9560	1.08	2.67	Permanent Pasture Orchard
Pt Moor Fm West	9573	0.43	1.06	Permanent Pasture Orchard
Pt Moor Fm West	7791	0.78	1.93	Permanent Pasture
		<b>141.10</b>	<b>348.67</b>	

## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or DixonSmith; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity as required by the Money Laundering Regulations 2007.



**Agents**

**DixonSmith LLP**

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