

# **Agricultural Estate Policy 2026**

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## **1. Background**

1.1. The Council's Agricultural Estate, as at February 2026, comprises of 12 Farmsteads, totalling circa 1,274 acres, and 12 Bare-land sites, totalling circa 448 acres. The estate is leased out; DCC are the landlord but not the manager of the land (that is the tenant). The Council manage the estate as a landlord in accordance with the current strategy and terms of the tenancies.

## **2. Agricultural Estate Policy – 2026**

2.1. With regard to holdings where a tenancy is coming to an end, the existing tenant will be given the option - where appropriate - to purchase the freehold of the farm or parts thereof. Appropriateness will be subject to review collaboratively with key officers within the Council and Lead Member(s). Where this is the case, any remaining land forming part of the holding will be offered on a short-term tenancy to the existing tenant on the understanding that they are expected to either purchase or relinquish this land when the tenancy expires. Where freehold sale is not deemed appropriate, or a tenant declines to purchase the holding in these circumstances, the tenancy will not be renewed and alternative futures for the farm will be pursued which could include placing it on the open market.

2.2. Where new requests are received from a tenant for the succession of tenancy to a son or daughter discussions will commence with the tenant - where appropriate - regarding the sale to the tenant of part or whole of the holding. Appropriateness will be subject to review collaboratively with key officers within the Council and Lead Member(s). Where the offer of a sale to the tenant is declined, the succession tenancy will be declined. If the freehold purchase does not proceed as anticipated, the tenancy will not be renewed and alternative futures for the farm will be pursued which could include placing it upon the open market.

2.3. Existing tenants occupying holdings under long term tenancies will - where appropriate - be offered the option of purchasing all or part of the freehold of their holdings as in the above, taking into consideration the value of the existing lease and any investment made by the tenant in the holding.

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2.4. Opportunities may arise on an ad hoc basis where a tenant may express his interest in purchasing part or whole of the holding. Such discussions may take place during rent review discussions or during other discussions relating to the management of the holding. Such potential disposal opportunities which arise from unforeseen occurrences will be taken as and when they arise. Strategic sites will be identified and dealt with on an individual basis.

2.5. Disposals will in the main be subject to covenants restricting the use of the land for agricultural purposes and/or overage agreements in respect of any increased values obtained through alternative use and/or retention of rights across any disposed land (as far as this can be done legally to protect the rights of the Council and its future needs).

2.6. In all cases, the scheme of delegation and democratic process of the Council at the time will be adhered to in the making of decisions affecting the estate.