



# CLINTON DEVON ESTATES

[www.clintondevon.com](http://www.clintondevon.com)

The Clinton Devon Estates comprise:

- **Clinton Estate** to the east and north-east of Exmouth along the south coast.
- **Heanton Estate** located in the north of the country along the west bank of the River Torridge surrounding the village of Merton, which is found south of Torrington.
- **Beer Estate** surrounding the village of Beer on the south coast and located to the east of the Clinton Estate.

In total the three Estates encompass approximately 10,000 ha (25,000 acres) and employ around 50 people.

The Estate includes 30 tenanted farms on all three Estates, in-hand farming on Clinton and Beer and share farming at Heanton. There are forestry activities on all three Estates with some outlying woodlands in North Devon. Additionally, the Clinton Estate has areas of heathland known as The Pebbelbed Heaths which are designated SSSI, SAC, SPA and NNR which allow public access, as well as being used for military training purposes.

The Estate also owns sand and gravel deposits on the Clinton Estate, clay deposits on the Heanton Estate and lime deposits at Beer. Additionally, the Estates are able to offer a range of well-established sporting activities, including salmon and trout fishing as well as a commercial pheasant shoot. There are two nature reserves on the Clinton Estate which are managed by the RSPB and The Pebbelbed Conservation Trust.

In-hand agriculture still forms a valuable part of the Estate's activities. Farming activities comprise the following:

**Clinton Estates:** c1100ha. Farming, which includes arable crops and two dairy herds. This farm is run by resident working manager in conjunction with Velcourt. The accounts and administration are undertaken by the Estate.

**Beer Estate:** c300ha – Bovey Farm is managed under contract to Clinton Farms and with some land let on grass keep and to a pig unit.

**Heanton Estate:** The home farm of approximately 630ha. Is farmed by two share farmers. Farming activities include arable and beef enterprises .

**Woodlands:** The Clinton Devon Estates are renowned for having some of the finest private woodlands in the south-west. The woodlands extend to some 2000ha, and are managed on commercial rotation. The family take a deep personal interest in the woodlands.

**Residential:** The Estate own and manages some 330 properties occupied by tenants and some pensioners and employees. The majority are located in villages and on farms on the Estate.

**Commercial business interests, include:**

**Liverton Business Park** which is located on the eastern fringe of Exmouth, with a wide range of tenants including national brands and local businesses.

**Old Sawmills Industrial Estate** at Colaton Raleigh encompasses 13 diversified businesses ranging from a door supplier to a food distributor, a chiropractor and a specialist company arranging burials at sea!

**South Farm Court** is an award winning development of rural business units from a traditional Mark Rolle farmstead. Tenants range from a coffee manufacture to farm shop .

**Dotton Business Units** at Colaton Raleigh was originally a Mark Rolle farmstead. This was converted into seven rural business units. Mainly industrial, uses range from a large vehicle repair and servicing operation for regional utilities to a hardwood timber importer.

**Bicton Arena** is a premier equestrian venue in the south west, and home to Bicton Horse Trials. Considerable investment has taken place in this regional asset which now hosts over 100 event days per annum (eventing, show jumping and dressage).

**Rolle Estate Office** is housed in a purpose-built building in the centre of the Western Outer Parkland of Bicton, a grade 1 listed parkland. This provides a 21<sup>st</sup> century working environment and has helped to raise the profile of the Estate both regionally and nationally.

**Development** the Estate is actively involved in developing properties and sites as suitable opportunities arise, currently both commercial and residential development are being undertaken. Key to all development on the Estates is the need to ensure that it is carried out in keeping and in harmony with all planning and countryside issues.

**Policy**

It is Lord Clinton's and Trustees policy to manage the Estate as a progressive, commercial operation set within a thriving local community where rural values are upheld. The aim is to ensure the long-term prosperity of the Estate and those who live and work on it. A 2030 Strategy for the Estate is under development and contributions are encouraged from all staff.