

Ever wanted to build your own affordable off grid home and live lightly on the land with knowledge and support from other smallholders?

This is your opportunity!

**6.75 acres, 3 temporary dwellings, polytunnels, sheds, orchard, woodland and much more.
Price: £160,000, long 140 year lease with an agricultural tie.**



The Ecological Land Cooperative (ELC) is offering a rare chance for committed land workers and agro-ecological farmers to secure land, build a livelihood, and join a pioneering organisation dedicated to ecological and regenerative stewardship and spearheading affordable access to land in the UK. As an ELC Steward, you become part of our co-op and gain long-term, affordable access to land alongside a supportive network of growers and skilled allies who are shaping a fairer, low-impact rural future.

Why Become an ELC Steward?

- Secure, long-term access to land at below-market rates
- Planning permission in place for residence and livelihood
- Established off-grid infrastructure designed for low-impact living
- Collaborative governance within a democratic cooperative at the centre of the agro-ecological movement
- Peer support from fellow Stewards and agro-ecological land workers
- A chance to build a livelihood rooted in ecology, community, and care for the land
- Our sites are designed for land-based enterprises such as market gardening, seed production, orchards, small-scale livestock, cut flowers, agroforestry, and mixed regenerative farming



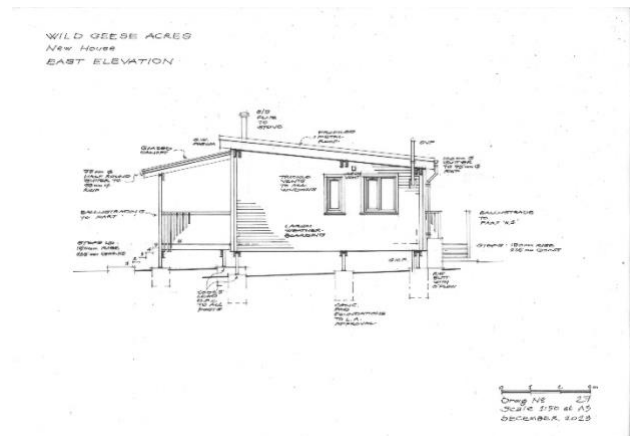
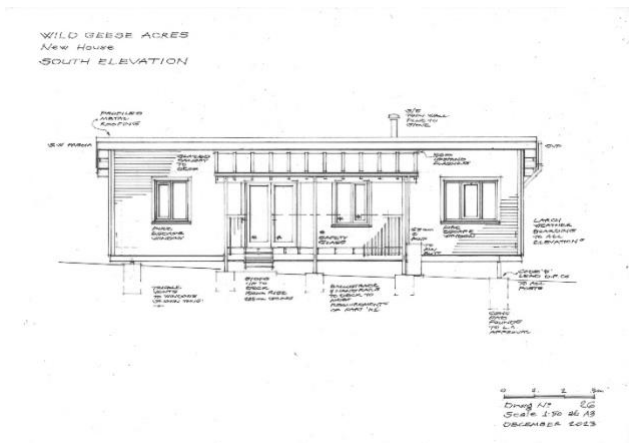
James and Sukamala



We are selling our off grid smallholding which we have named 'Wild Geese Acres' in the rolling hills of Devon near Holcombe Rogus, a place that has been described by one visitor as 'a slice of heaven'. And you could be the next owner/steward! The plot is part of a bigger site called Greenham Reach (total 22 acres) that has two other land based business on it. There is a good balance of private endeavour and collaborative working if desired.

Wild Geese Acres is a mature, highly productive smallholding (6.75 acres) with 11 years of organic development.

Features: – Established market garden with strong local outlets – Apple orchard and grazing land – 2-acre woodland planted in 2020 with 1,000 native trees – Off-grid systems for water, power, and sewage (shared) – Greenhouses, sheds, and polytunnels – Permanent planning permission for residence and livelihood – Additional FULL planning permission granted for a permanent home (track and base in place)



This opportunity is ideal for: – land workers wanting to scale up or formalise their land-based livelihood – new entrants to farming committed to low-impact, ecological practices – Growers seeking secure tenure and a supportive community – People excited about off-grid living, cooperation, and regenerative land management

Contact:

James and Sukamala for practical information about the smallholding, its history and development.

Jamesdexter45@googlemail.com

For details about the ELC, the lease and how to join as a steward contact Amy Willoughby.

monitoring@ecologicaland.coop