

### Estate Housing at New Winton.

At one time, building houses was commonplace on the estate on farms, in Pencaitland and the early phase of New Winton. In the last century, only four have been built yet there is demand for more. We plan to build gradually at New Winton in small groups, complementing the surroundings, not detracting from them.

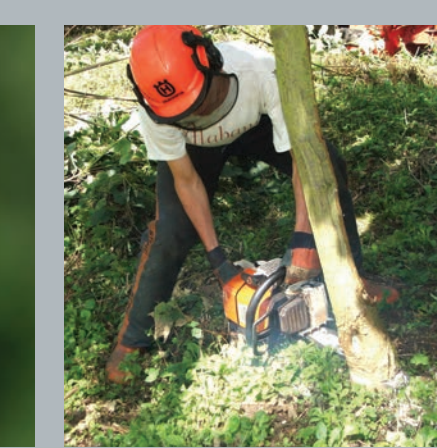
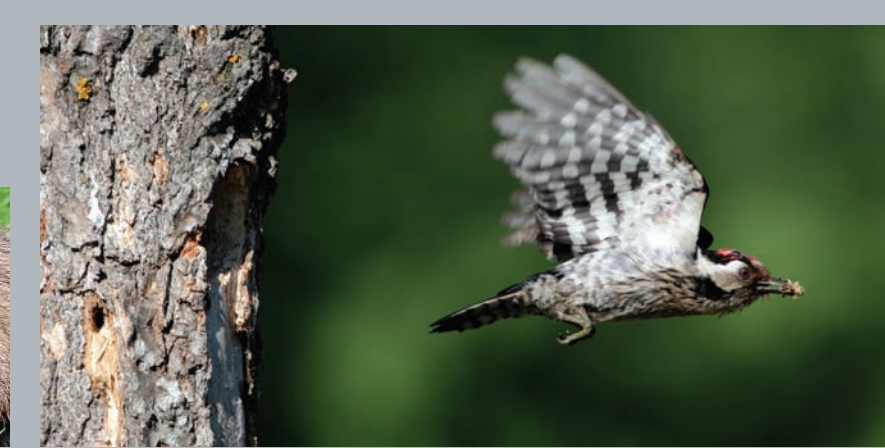
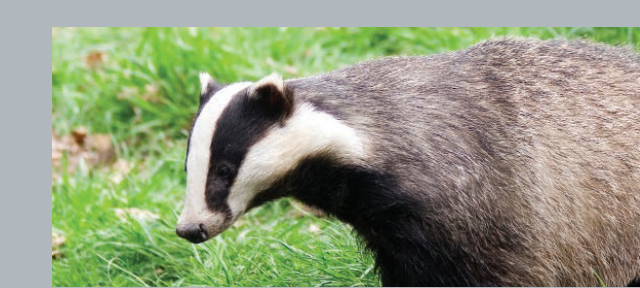
Community consultation would be the next step in this process but the overall time frame for any development is long term and depends on funds being available.



### The Estate woodlands

An important part of the landscape, covering 850 acres with half a million trees, two thirds of which are broadleaves.

Our management aims are to produce high quality timber and wood for fuel (firewood and chip) whilst seeking to offer beautiful places to walk and a diverse habitat for wildlife.



### Winton farmland

Farming has been the backbone of the estate for centuries. Ambitious proposals for Broomrigg Farm in 2016 would further local employment and extend opportunities for tourism.



### Mineral reserves

There are various opportunities but sand and gravel have the most potential. Extraction proposals cover four fields next to the river between Ormiston and Pencaitland, then a further four fields east of the Spilmersford Bridge (all marked in pink on the map). Transportation routes would be carefully planned to avoid disturbance.

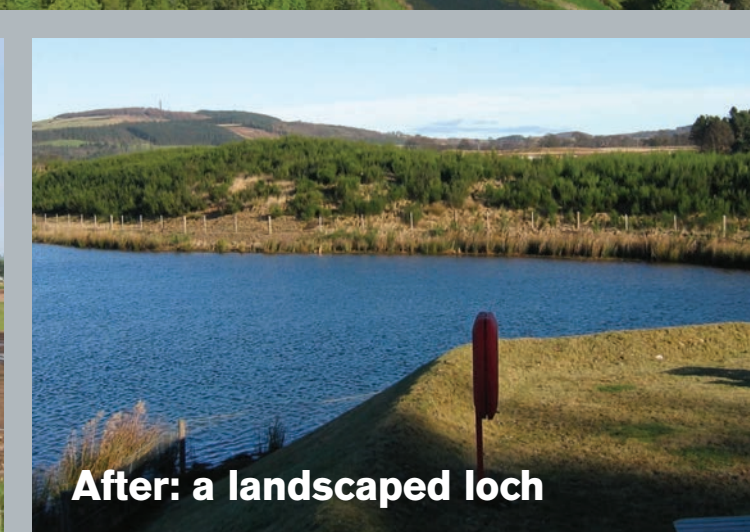
The big prizes from this proposal are leaving lochs landscaped for recreation, improving flood prevention by the River Tyne and providing additional habitats for wildlife and improved public access.



The fields: top left



At first: a working site



After: a landscaped loch

### Self catering

Winton Estate operates two luxury self catering houses; Wintonhill Farmhouse, sleeping 12-14 people and the large former laird's house, Winton Cottage, sleeping 10-12. The two are amongst the very best self-catering properties in East Lothian.

We propose, when funds allow, to convert the steading area for a small number of self-catering units, though this is not a priority.



### Winton House

The jewel in the crown and a millstone round the neck.

Built to entertain and impress, Winton is one of Scotland's most architecturally important houses. It draws in visitors but sucks out money. The annual cost for maintenance is eye-watering and barely offset by tourism usage: these estate plans are in part designed to avoid resorting to the public purse for assistance.

As such, the future of the house is dependent on the success of these proposals.



### Renewable energy

Winton Estate keenly supports renewable energy initiatives. A single, farm-scale wind turbine is due to be erected in February 2015 at Nisbet Farm; three similar ones are suggested for discrete installation on three other farms, one being Broomrigg to link with other activities there. Likewise when opportunities arise for biomass heating and solar panels on sheds, these will be the favoured energy source.



### Tourism

The proposals emerging around Broomrigg Farm are what excites us most from all of these plans.

The old steading, with its red doors, oozes character but is no longer suited for modern farming; we would refurbish it as a venue for rustic weddings and parties. A new building to the west could accommodate a bakery, café, activity centre and education space, all heated and powered by a biomass boiler and wind turbine. New self-catering accommodation within the woodland would overlook landscaped

lochs created along the Tyne by the proposed sand and gravel excavations. The lochs themselves would create new wetland habitats as well as enabling water-based activities.

Together, these proposals would enable us to enhance the farm for visitors and residents, encompassing education (education space, countryside, farm animals and crops), employment (farm, bakery, visitor accommodation, wedding venue and activity centre), conservation (wildlife habitats), heritage (iron-age settlement investigations) and food from the land (bakery).



Social functions



Watersports



Activity centre



Bakery



Self-catering lodges



Iron-age settlement