



HOPETOUN

# WELCOME TO HOPETOUN ESTATE'S COMMUNITY UPDATE

**We hope you enjoy this presentation on Hopetoun Estate - a family home and working farm for over 350 years, with a long-term vision and perspective.**

Hopetoun Estate is owned by the Hope family, directly and through partnerships and trusts. It is managed by Lord Hopetoun and a resident management team, based on the estate.

We are committed to professional, open and accessible communications in all our dealings. We welcome community feedback on the plans presented here today.



*Andrew Hopetoun*

LORD HOPETOUN

*\* This presentation will focus mainly on the workings of Hopetoun Estate, a separate entity from the charity, Hopetoun House Preservation Trust, which owns and manages Hopetoun House and a substantial part of its designed landscape.*

# VISION



## HOPETOUN ESTATE AIMS TO STRIKE A GOOD BALANCE BETWEEN:

- Developing a successful enterprise through investment and partnership
- Continuous centuries-long stewardship of the heritage and environment
- Delivering social and economic benefits for our communities
- Collaborating with communities and ensuring the estate plays a valuable role in the development of West Lothian as a place to live, work and visit

## TO DELIVER THIS, OVER THE NEXT FEW YEARS, WE AIM TO:

- Run a profitable estate business
- Improve farmland management to ensure a balanced approach to food production, renewable energy needs, and environmental conservation, while adapting to the challenges of net-zero and biodiversity net gain
- Continue to increase and enhance workspace for local businesses, maintain the level of long-term residential housing provision, and improve the energy efficiency of properties
- Expand our holiday accommodation provision, improve existing visitor facilities and maintain public events at current levels
- Promote sustainable development around the existing settlements of Winchburgh and Newton, whilst safeguarding the wider Hopetoun landscape
- Progress our partnership with the solar projects at Trinlaymire and Totleywells, and investigate other avenues to net zero
- Leave the built and natural environment in a better condition than when taken on by this generation



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# A WORKING ESTATE

Spanning 6,500 acres, Hopetoun Estate combines stunning landscapes and architecture with rich history and heritage, making it one of Central Scotland's most remarkable destinations.



**3,700**  
ACRES FARMED  
IN-HAND



VISITOR ATTRACTION AT  
MIDHOPE CASTLE AND  
PUBLIC EVENTS



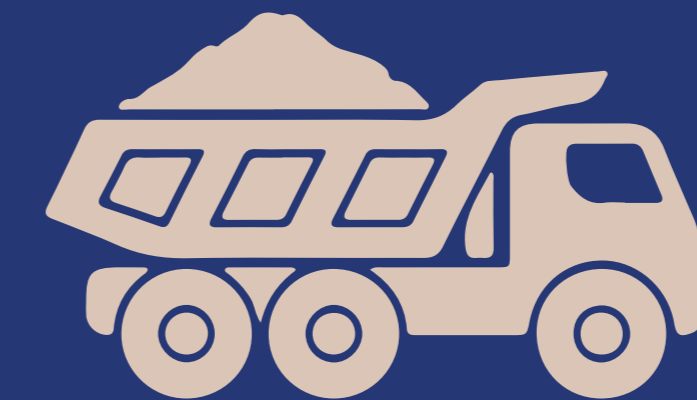
GROUND CARE AND  
LOGS, WOOD CHIP AND  
CHRISTMAS TREE SALES



**400**  
ACRES TENANTED



**150k+**  
VISITORS ANNUALLY



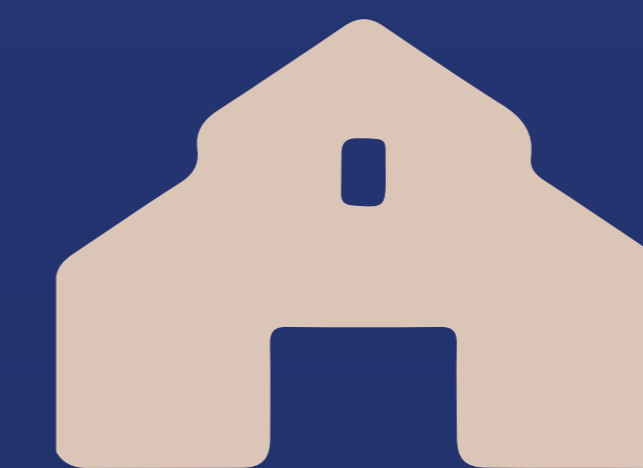
MINERAL  
EXTRACTION



**1,000**  
ACRES OF MIXED  
WOODLAND



**19**  
MEMBERS OF STAFF  
26% LIVING ON-ESTATE



**68**  
HOUSES AND 115  
NON-RESIDENTIAL LET  
PROPERTY



MANAGED WALKING  
AND ACCESS  
ROUTES ALONGSIDE  
INFORMAL ACCESS



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# A PLACE FOR OUR COMMUNITY



WORKING WITH LOCAL PEOPLE AND ORGANISATIONS, WE PROUDLY OFFER A RANGE OF COMMUNITY FACILITIES AND SERVICES TO BENEFIT EVERYONE NOW AND IN THE FUTURE.

- SPACES AND PLACES
- Three public parks
  - Twenty-five allotments
  - Newton kick pitch
  - Abercorn Kirk and Church Hall
  - Little Bugs Nursery
  - Riding for the Disabled Association (RDA)



- LEARNING AND EDUCATION
- School programmes and visits to the estate
  - Royal Highland Education Trust visits - around 300 children to the 2025 event
  - Scottish Agricultural College student placements
  - A dedicated archive, education programme, and conservation centre at Hopetoun House

- COMMUNITY SUPPORT
- Ongoing engagement with around thirty community organisations, charities, community and county councillors, county executive, MSPs, MPs and representative bodies
  - Annual community engagement drop-in meetings
  - Hopetoun Estate works in partnership with West Lothian Council on active travel plans and managing issues such as fly-tipping, antisocial behaviour and parking to maintain a welcoming environment for all



- DEVELOPMENT AND SUSTAINABILITY
- Working with new and existing on-estate businesses, we have developed leisure and accommodation offerings that enhance our community's economic and cultural vitality

## LONG-TERM PLANS

Continue working with communities where appropriate to develop and deliver Local Place Plan aspirations in conjunction with the West Lothian Local Development Plan process



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# A PLACE FOR ACCESS AND LEISURE



HOPETOUN PROVIDES A HOME FOR LEISURE AND TOURISM, CREATING POSITIVE EXPERIENCES FOR LOCALS AND VISITORS WHILE SUPPORTING SUSTAINABLE ECONOMIC DEVELOPMENT. IT WELCOMES RESPONSIBLE ACCESS.

## ESTATE ACTIVITY

### Access and the Scottish Outdoor Access Code

- Two national cycle routes
- The John Muir Way
- 55km of accessible trails

### Tourist attractions and destinations

- Midhope Castle, an important and growing destination in West Lothian
- An award-winning farm shop
- A flourishing garden centre that welcomes 100k+ visitors every year

### Filming locations

- Various films and series use Hopetoun Estate as a filming location

### Public events

- With an attractive annual events calendar, the estate welcomes more than 70k visitors each year to events including carriage driving, recreational assault courses, Scottish Schools Cross Country, charity events, and more

### Leisure

- Facilities for golf, fishing, game shooting, and corporate entertainment, such as clays and quad biking
- B&B accommodation is readily available, in addition to miles of accessible trails for informal walking and cycling

## PROGRESS SINCE LAST CONSULTATION

- Working with Walk Wheel Cycle Trust on 2 cycle crossings on A904
- Hopetoun Estate held its inaugural Tough Mudder event
- Partnering with Newton Community Council to deliver Active Travel routes between Newton and Winchburgh, which forms part of Its Local Place Plan
- Scottish Land and Estates representative on the Local Access Forum
- Hopetoun Estate used as a filming location for Outlander: Blood of my Blood
- Planning consent and refurbishment of two holiday cottages at Midhope Castle, to be available later this year

## SHORT TERM PLANS

- Initiated planning progress for four holiday lodges near Parkhead
- Hosting the 2026 Scottish Scouts Adventure Camp
- A new kiosk at Midhope Castle, expanded merchandise, and reinvestment in the historic walls and displays within the castle
- Improvements to game handling facilities to ensure that all suitable game and venison continue to go into the food chain

## LONG-TERM PLANS

Hopetoun Estate seeks to develop its visitor and accommodation offering in a sympathetic and high-quality way to provide sustainable employment, tourism opportunities, and further opportunities for re-investment



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# A PLACE WITH A RICH LANDSCAPE AND NATURE



## HOPETOUN'S REMARKABLE LANDSCAPE AND NATURAL HERITAGE INCLUDES:

### ESTATE ACTIVITY

#### Landscape and biodiversity

- Designed Landscape
- The Firth of Forth Special Area of Conservation
- A RAMSAR site
- Historic red deer and fallow deer parks
- Special Landscape Area
- Two Sites of Special Scientific Interest in the Forth Shore and Philpstoun Muir, representing 12.5% of West Lothian's total SSSIs
- 10 local geodiversity sites - 20% of West Lothian's total
- Nine Local biodiversity sites, making up 7% of West Lothian total biodiversity sites

#### Woodlands

- Hopetoun Estate holds an extensive ancient and designed woodland network
- Long-term Forest Plan in place for ongoing sustainable management, agreed with Scottish Forestry
- Extensive tree safety works carried out along roads, paths and railways, including dealing with ash dieback
- Sustainable woodland improvements on the estate provides fuel for biomass district heating system

#### Wildlife

- Wildlife Estates Scotland Level 2 Accreditation demonstrates our commitment to maintaining and enhancing the wildlife and environment on the estate
- Estate-wide farm environmental conservation schemes
- Established Deer Management Plan using certified controllers to maintain a sustainable, healthy population of roe and fallow deer in the interests of welfare and health and safety
- Member of the Lothian Deer Network Scotland

### PROGRESS SINCE LAST CONSULTATION

- New environmental scheme at Duddingston Farm

### SHORT-TERM PLANS

- Further input into WLC Coastal Adaption Strategy
- Undertake year four of five of ash dieback programme
- Conduct a biodiversity audit on farms.
- Population audit of parkland and wild deer using drone technology

### LONG-TERM PLANS

Hopetoun is committed to protecting biodiversity and is looking to develop biodiversity audits on all farms and to continue environmental works across the estate. Hopetoun Estate is also conducting baseline surveys of biodiversity and the development of Biodiversity Net Gain measures



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# A PLACE FOR THE FUTURE

## *Heritage and Regeneration*

**HOPETOUN IS COMMITTED TO THE PRESERVATION OF HERITAGE AND REGENERATION**



### ESTATE ACTIVITY

- 28 listed buildings, making up 6.5% of West Lothian's total listed properties
- Seven scheduled monuments, representing 14% of scheduled monuments in West Lothian
- A number of significant buildings and structures with archaic uses, including a mausoleum, church, Staneyhill Tower, doo'cots, ice houses and other historic features
- Invested heavily in the built heritage including:
  - Steading conversions for offices and work premises at West Philpstoun, Trinlaymire and Home Farm, providing employment for eight local businesses
- A programme of investment in redundant vernacular farm steadings to put into a good state of repair and bring back into other productive uses - There are currently over ten traditional steadings either partially or wholly redundant for agricultural use. We are gradually renovating these, prioritising these in terms of heritage importance, location, and condition
- Over £14m invested in buildings since 2010
- Ongoing preservation and conservation of significant buildings and structures. In last five years, repairs to Staneyhill Tower and Hopetoun Mausoleum
- Significant investment in the maintenance of Designed Landscape including Drystane dykes and formal landscape features
- Turning uninhabitable cottages back into useful homes

### PROGRESS SINCE LAST CONSULTATION

- Renovation works to Craigton Steading and Kirklands Steading and occupation by local businesses

### SHORT-TERM PLANS

- Maintenance and upgrading of let housing stock using local contractors
- Continue to work in partnership with West Lothian Council on developing housing and business premises
- Continue the programme as part of preserving and enhancing traditional buildings of the estate's long-term goals. Next priorities include Duddingston Steading, Waterstone Steading and Niddry Steading

### LONG-TERM PLANS

Hopetoun Estate will continue to invest in building renovations and maintenance to ensure the quality of its properties. This will include the completion of renovations to vernacular steadings and a lifetime maintenance programme for all non-residential properties on the estate. Repairs to Greenriggs and Gullet Ponds, North Deer Park Wall and Designed Landscape boundaries are also being considered, subject to funding



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# A PLACE FOR THE FUTURE

## Net Zero and Environment

HOPETOUN IS COMMITTED TO SUPPORTING SCOTLAND'S NET-ZERO GOALS AND HAS ACTIONED SEVERAL CLIMATE CHANGE INITIATIVES TO INCREASE SUSTAINABILITY ON THE ESTATE



### ESTATE ACTIVITY

- Three PV arrays currently supply power to our farms and the estate
- A sustainable 800 kW biomass district heating system, serving Hopetoun House, the estate's office, and nearby cottages and workspaces
- Carbon audits on all farms and implementation of regenerative farming methods (e.g. min till, cover crops)
- Planning consent (2024) and agreements with Ampyr Energy UK for two potential renewable schemes under the Aithrie Net Zero initiative
  - **Newton:** 30MW export capacity with co-located 20MW battery storage (approx. 115 acres)
  - **Threemiletown:** 30MW export capacity (approx. 115 acres)

### PROGRESS SINCE LAST CONSULTATION

- Energy efficiency measures in nine properties under Eco4 scheme, including heat pumps, insulation and solar panels
- Investigations into potential biogas options on Hopetoun Estate

### SHORT-TERM PLANS

- Construction of two Aithrie Net Zero solar schemes, subject to grid connection consent
- Continue working with partners on bringing forward potential biogas plant in conjunction with farms
- Continuing energy efficiency in residential properties subject to emerging Scottish Government EPC requirements

### LONG-TERM PLANS

Hopetoun Estate will continue to contribute to its own and Scotland's net-zero emissions targets through its climate change and sustainability strategy. Ongoing energy efficiency measures seek to reduce carbon emissions across the property portfolio, with carbon audits being introduced across the wider estate business

The estate farms the land in a sustainable and economic manner, taking the latest net-zero practices into account. We are currently exploring smaller-scale renewable options for estate residents and businesses central to the estate's net-zero transition, with the potential for direct wires to major local users and EV charging stations



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# A PLACE FOR THE FUTURE



## *Growth and Regeneration*

HOPETOUN IS COMMITTED TO WORKING WITH STAKEHOLDERS AND LOCAL COMMUNITIES TO DEVELOP SUSTAINABLE ENTERPRISE AND CONTRIBUTE TO STRATEGIC LAND USE PLANNING FOR THE AREA:

### ESTATE ACTIVITY

- Involvement in Winchburgh Development for over more than 25 years, culminating in an award-winning settlement expansion involving new secondary schools, primary schools, community facilities and a motorway junction
- Provision of house sites for small developers and individuals
- Planning consent for a distillery at Midhope Castle
- Planning consent for the restoration of South Philpstoun Bing

### PROGRESS SINCE LAST CONSULTATION

- Sale of housing sites in Winchburgh and of business land at Winchburgh

### SHORT-TERM PLANS

- Consideration and submission to West Lothian Council Local Development Plan process, a 10 yearly review of potential land use in West Lothian. This will encompass housing and other developments, landscape and environment protections, access and tourism
- Work with partners to deliver distillery project and related visitor facilities
- Planning consent for four houses at Old Philpstoun and sale for development

### LONG-TERM PLANS

Facilitating the sustainable development of settlement developments in West Lothian in conjunction with stakeholders



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THANK YOU FOR  
ATTENDING

We look forward to your  
comments on today's event

[www.hopetoun.co.uk](http://www.hopetoun.co.uk)