



SWINTON ESTATE

Woodland Enterprises
On
Swinton Estate

Mark Cunliffe-Lister





Outline

- Introduction
- Early Projects
- Natural Environment Investment Readiness Fund Project
- Ongoing work
- Challenges



Introduction

- 20,000 ac privately owned family estate near Masham, in Nidderdale. 1700 ac of existing woodland
- Rural and Leisure businesses
- Sustainability focused



Early Projects

- Biomass 300kw Binder boiler 2005. 50% grant funded.
- Run on our own woodchip
- Replaced by 2 x 300kw KWB boilers 2015. RHI accredited
- Uses around 500 tonnes of thinnings and reject timber from clear fell for sawmill



- 6 Tree lodges and 8 yurts built in 2012 on fringe of woodland with Druid's folly nearby
- Used Ben Law design of sweet chestnut A frame and own larch cladding
- Initially in partnership with glamping operator now run in house
- Café on site and permissive routes for walkers and bikers through woodland
- Turnover £650k, profit £30k



NEIRF Project

2021 – 2022

- 1700 acres of traditional forestry
- Objective to increase cover by 50%
- Developing a multi-functional model of sustainable planting
- Consultation with retained potential investor focus group
- Bridging the financial shortfall with private investment

NEIRF conclusions

- Carefully selected sites and schemes can deliver multiple, synergistic benefits
- The market price of carbon under the WCC was not enough to cover the additional costs
- A sponsorship model was attractive to investors but the business case was not viable.



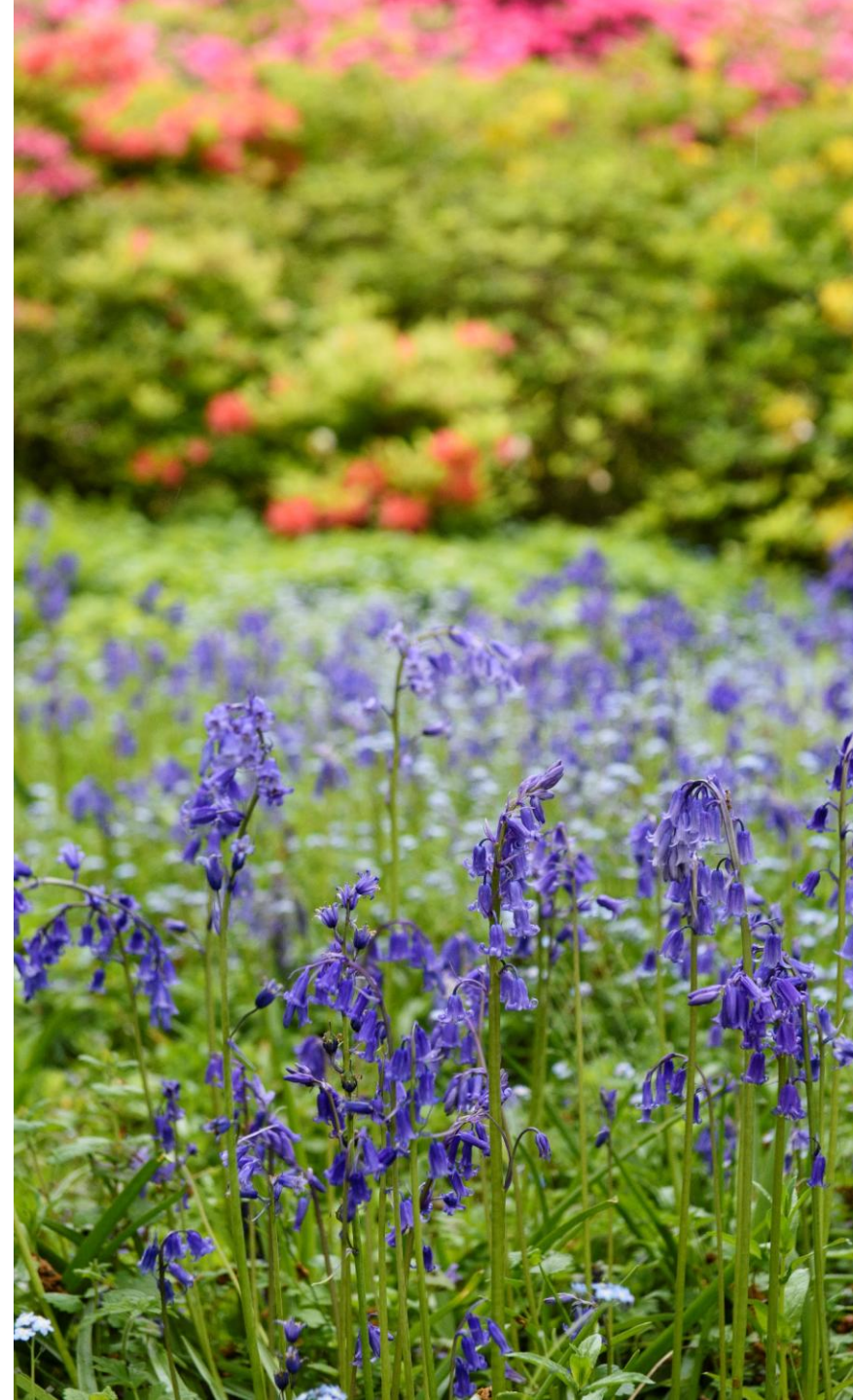


Ongoing work

- Formation of ‘Nourish’ corporate partnership to help educate around carbon products
- Further baselining to understand carbon plus model
- Integrated projects pipeline

Challenges

- Accessibility of woodland or timber to market
- Tree diseases and general tree safety work
- New legal frameworks and processes





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Mark@swintonestate.com

Swinton Head Office

01765 689224

www.swintonestate.com