



AGAPORIA

THE BIOLOGICAL ENGINE™

Nature is the primary protagonist

August 2026

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THE STANDARD

WHAT NATURE POSITIVE MEANS

In 2022 every nation on earth agreed a single goal at the UN Convention on Biological Diversity. Halt and reverse the loss of nature by 2030. More nature in the world tomorrow than there is today.

Every one of us gets to choose what kind of difference we want to make on this planet. Agaporia is the one we chose, and we intend to keep giving back for as long as Nature will have us.

That is the standard this estate is built to. A measured net gain across the whole of the seventy hectares, against a baseline. Describing honestly what was here before we began is how we hold ourselves to that commitment. That description was made in April 2026.

Kunming-Montreal Global Biodiversity Framework, COP15, adopted by 196 parties.



THE FIRST WORK IS THE RECORD

A teaspoon of living soil holds more organisms than there are people on earth. The most biodiverse place known to science, and almost all of that life is invisible.

Decades of farming had taken most of that life away. Before a single seed went in we wrote down what remained. Soil biology, water, what grows above ground and what lives below.

A claim without a starting point is a claim nobody can check.

More life in the ground each year than the year before is the commitment, and we will publish what we find in the good years and in the dry ones.

BENEATH EVERYTHING

THE SCIENCE OF SOIL

Beneath every field runs a web of fungal thread, carrying water and minerals between plants that never touch. A plough cuts through the whole network in an afternoon. Rebuilding takes years.

We disturb the ground as little as we can. Most seed goes in without turning the earth at all. Where a crop leaves us no choice, horses do the work in place of a tractor. Shallower, slower, and light enough that what lies underneath survives the machine meant to be helping.

Rotational grazing keeps the animals moving: one bite from a paddock, then on to the next, and weeks for the field to recover before they return. Through the winter a cover crop holds the soil and feeds the life in it, so no field here stands bare.

The crop is the last thing we work on. Get the ground right and the density is already in the tomato, the depth already in the oil, and the water still in the ground in August.



16

hectares of the seventy,
under active rewilding

THE LAND DECIDES

Sixteen of the seventy hectares will never earn anything, and that is the point of them.

They were farmed once and they will not be farmed again. We take out what the old farming left behind, put the water back, return what was lost, and then we stop.

What grows after is the land remembering. The order and the pace belong to the land, and our part is to stay out of the way and witness the choosing.

The wild and the farmed lie side by side on this hillside, held with the same care. One half feeds us. The other half asks nothing of us at all.



LARGE GRAZERS

WE ARE NOT SURE YET

Rewilding asks for large grazers. They open the ground, they carry seed in their coats and their gut, and they keep the wild in motion. Without grazers the rewilding scrubs over and stalls.

Browsing does something else, underneath. A browsed plant sends its carbon down into thorny, root-heavy growth where the carbon stays, and work published in 2026 found that the standard accounting undercounts what that ground holds by a wide margin.

The sheep, the goats and the chickens are settled. The horses arrive first. The large grazers are the open question, and we have been meeting the grey cattle of the Maremma, half a tonne each, moving through the wild with egrets at their backs. The Butteri, the last mounted herdsmen of this coast, have tended the breed for centuries.

Before we act we are asking the people who know this breed what their place might be among seventy hectares.

The decision is not ours alone to make. It is the land's.





THE SEED QUESTION

NOBODY OWNS THESE SEEDS

Four companies now control more than half of the world's seed supply.

Most of what is grown commercially comes from varieties somebody owns. They are bred to travel, to ripen on the same day, and to be bought again next season.

We will grow the other kind. Wheat that modern agriculture set aside. Vegetables selected on this hillside over centuries by people who kept what worked and handed it to a neighbour.

Saved, replanted, and given away. Across Italy a network of growers is doing the same, and the seed moves between them as a gift.

The seed we plant next spring will be the seed this ground gave us the summer before.

ONE TABLE

WE GROW FOR ONE TABLE

A farm that grows for market has to plant what survives a crate. Uniform, firm, all ready in the same week, able to sit in a lorry for two days.

Nothing here is grown for market. Our crops go to the kitchens, to the Regenerative Table, and to the people who work here, and no further. Which means we can plant what tastes best and nothing else.

Two hectares of permaculture at the centre, and around the garden the rest of the farm taking shape. Olives across the slopes, vines beyond, lavender on the dry ground, saffron in October, roses for the kitchen and for the still, and an oak wood kept for whatever may come up beneath the canopy.

Planted in layers so the ground builds its own fertility. Companion planting, water harvesting, nothing brought in from outside.

One principle at every scale: take less than you give back.





TWO KINDS OF TIME

OLD TREES, EMPTY GROUND

The olive trees have survived drought, frost, war, and a hundred changes of hands. They were old before the estate had a name. They will be brought back by hand, pruned on the cycle they were cut on for centuries, the ground beneath them left to flower. To taste that oil is to taste the centuries beneath it.

The rest is not planted yet.

Vines inside the Vino Nobile appellation, old Tuscan varieties worked biodynamically. Ancient grains grown for the soil as much as for the bread, and milled here. Sheep and goats for the cheese and chickens for the eggs, and all of them for the manure and for the ground they keep open.

Each waits its turn. We plant nothing to fill a page.

NET POSITIVE CONSTRUCTION

THE WALLS COUNT TOO

A ruin on this estate is coming back, and the new Sanctuaries will go up beside. Stone that was quarried by hand, and walls grown in a field, on the same seventy hectares.

Straw, cork, mycelium, hemp and lime go into both buildings. Each material was alive a season before becoming a wall, and the carbon drawn out of the air stays in place as long as the building stands.

Which means what these walls are made of can be counted from the first day.

Carbon the soil takes down, carbon the walls hold. One estate, one number.

A policy can be revised. A wall cannot. Which is part of what makes our nature-positive commitment a covenant.

The twenty-four Sanctuaries stand on the footprint of two demolished agricultural sheds and a ruined farmhouse with its outbuildings. No new ground is taken.



Rendering



They came back on their own, Spring 2026.

This is what we committed to.

WHAT THE LAND HAS ALWAYS WRITTEN

We have learned to read the land, and to put a figure to what the land says.

Nature Asset Value is the living wealth of a place, set down as the wealth grows each year. Soil carbon, water, species, canopy. A balance sheet for a hillside.

Return on Regeneration is the same account read from the other end. Where a return on investment asks how much money was made, this asks how much life was created, and hands each guest their share in a Personal Impact Report.

Neither is a metaphor. Both are numbers, and both will be published whatever they say.

The wild half is the hardest to count, and the models everyone borrows were built for plantations. Ours will be measured here.

A place that keeps accounts can be argued with. That is the reason for keeping them.

NAV

Nature Asset Value

ROR™

Return on Regeneration

WHAT IS FIXED FROM THE FIRST DAY

Three commitments sit in the economics of the estate. None of them waits for the farming to reach maturity.

16 ha

Active Rewilding

of the seventy, held permanently, and counted season by season

4%

The Restoration Mandate

of room revenue to restoration, set aside before profit is calculated, across the land, the sea, and children

100km

The Short Circuit

the outer limit for anything the estate does not grow itself

A promise costs nothing in a good year. Written into how the estate earns, these three are a covenant.

The health of the earth and human vitality are one measure.



THE BIOLOGICAL LOOP

WHERE YOU COME IN

This is a working farm that will become a five-star sanctuary. The garden will be worked because the kitchen needs feeding, and the record is kept because a claim needs something to stand on.

A farm usually sends its harvest away. Agaporia is also somewhere to sit still, somewhere to celebrate, and somewhere to work alongside people who know what they are doing.

Barehanded in the soil with whoever is planting that morning. Out in the sixteen hectares with nothing asked of you. At the long table with whatever the garden gave that day.

The laboratory will be open. Someone will show you what is in the trays, what the last count found, and what the team is still arguing about. You will see the numbers before they are published.

Members of the Conscious Club™ go further in and stay even closer to the work.

THE CALENDAR

Now

The first survey. From here, every year is compared to this one.

2027

Soft opening. The regenerative farming extends across the estate.

2028

Grand opening.

Every season after

The work continues, and the findings are published.

Becoming nature positive is larger than any of us.





Nature Is Our Origin. We Never Left It.

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