



DUCHY of LANCASTER

Tenant Newsletter- CheshireSurvey

Welcome to the third newsletter for the Cheshire Survey. We are pleased to report that the market has responded warmly to our continued investment in residential properties across the Crewe estate as we endeavour to establish a high quality standard that is consistent across the portfolio. There is still much to do in order to establish a good level of presentation across the wider estate and we will now be turning our attention to our farms and agricultural buildings. Thank you to all those who take pride in their properties and continue to treat them with the utmost care and respect. We must all play our part in looking after the Duchy inheritance so that these lands and property assets can be enjoyed by future generations

Slaughter Hill Lodge Restored And Improved



Our latest refurbishment project in Cheshire has been Slaughter Hill Lodge in Crewe Green. This Grade II listed building was built in 1847 and originally served as the gatehouse to the North drive into Crewe Hall. A single storey building in the Jacobean style, it has now been painstakingly restored and refurbished in line with the Duchy design guide and quality specification. Improvement works included repairs to historic stonework, the rebuilding of the original chimney stack and the remodelling of the gardens. Inside, the property has a new fully fitted kitchen with



French doors to the rear, quarry tiled floors in the hall, lounge and kitchen, restored ceiling mouldings and cornicing, and an energy efficient wood burning stove. Several would-be tenants came forward while the refurbishment was underway and we are delighted to welcome successful applicant Ms Stefani Vivian as our new Duchy tenant. Stefani's parents Mike and Mari are also Duchy tenants and have lived on the Crewe estate since 2013.



Military Fitness For The Totally Aktive

Totally Aktive run by James Edwards moved into Crewe Green School building in 2015. They have injected new life into a historic building which has stood at the heart of the local community for a number of years. In addition to the popular boot camp activities on offer James has now added a small gym. This has proved extremely popular with strong membership uptake in 2018 and plans for further expansion of the business during the next 12 months. Crewe Green School has proved that historic buildings can be flexible to meet the changing demands of the community they serve whilst retaining charm and character.



Your Cheshire Team and how to contact them



Our new MD for the Cheshire Survey, Paul Hutchinson, is already known to most of you as he has been involved in managing the estate since 2012. Paul is responsible for the Duchy estates across both Cheshire and Staffordshire and is based at the new Savills office in Chester. Jessica Cartwright continues as Property Manager for the Crewe Estate. Both Paul and Jessica are looking forward to continuing to work with all our tenants in the year ahead.

Please note that the contact numbers for Paul and Jessica are 01244 328141 or 07771 776255 (Paul) and 01543 261986 or 07770 817483 (Jessica).



New Homes Planned At Mill Farm Barns

The Duchy has submitted a planning application for permission to convert the barns at Mill Farm into high quality residential homes. The proposed scheme will provide for two new homes on Mill Lane, transforming old and unused farm buildings into a new and desirable residential address. Each of the barns will be uniquely designed to maximise living space and ensure that the finished properties reflect the Duchy design guide and quality specification. If permission is granted work could start later this year.





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Protecting Ancient Woodland In Crewe

As part of its woodland management strategy, the Duchy is currently felling and replanting a number of trees across the estate, particularly those to the rear of Crewe Hall. Over the next five years the Duchy will implement a woodland improvement plan approved under the national Countryside Stewardship scheme across all its estates. Particular areas of focus will include the restoration of ancient woodland sites to mainly native broadleaf species, thinning of stands, deadwood management, SSSI protection, bracken control, ride management and active squirrel and deer management. The five-year agreement is part of the Duchy's longer term woodland management plan for the next 20 years.



Coming soon... The following properties will soon be available to let on the Cheshire Survey:



3-bedroom barn conversion
Large open plan living and dining
Redecorated throughout
£925 pcm



Unique period property
1/2 bedrooms
Private parking
Woodland views
£685 pcm



3-bedroom barn conversion
Large open plan living and dining
Redecorated throughout
£1,100 pcm

Acacia Cottage

Bottle Lodge

Cedar Cottage

For further information or to arrange a viewing, please contact Jessica Cartwright on 01543 261986.

Back To School

Weston School on Main Road, is one of the village's most valuable assets, providing nursery and pre-school education for local children, aged from 3 months to 12 years old. It has been the village school since it was built in 1898. Earlier this year, the lease was taken over by Poppy and Jacks whose founder, Sarah Bellamy, started the business in 2011. Poppy and Jacks already operate a number of nursery schools across the North West and were delighted to secure the tenancy at Weston School. They particularly like the large outdoor space available which has allowed them to cater for external children's activities and has just set up a daily forest school for pre-school children to explore the great outdoors.



Soil Management



Following the bio-diversity audit carried out across all our estates last year, the Duchy is keen to promote other cross-Survey initiatives that will improve and protect our core natural assets. Soil management, including appropriate drainage, is an integral part of responsible land management. It helps us all to make best use of our land, as well as increasing its productivity and long-term sustainability. We were therefore keen to improve our understanding of common practices employed across the estates. Thank you to the large number of tenants (72%) who responded to our recent Survey questionnaire and helped to inform our thinking. As a next step, we are now planning a series of workshops for those who have shown a particular interest. It is hoped that these workshops will bring our tenants from each of the Surveys together to share knowledge and best practice. Details will follow shortly.

Duchy of Lancaster Benevolent Fund

Just a quick reminder that the Duchy of Lancaster Benevolent Fund exists to support local good causes and community projects linked to the Duchy and its estates. Previous awards in Cheshire have been included support for the Cheshire Farming Competition Society and the amazing annual Christmas Lights Display at Carters Green Farm. For further information on how to make an application, please speak to Property Manager Jessica Cartwright.



If you have any news, views or stories you would like to see featured in next year's tenant newsletter, please email dgaritty@duchyoflancaster.co.uk. We look forward to hearing from you!