



DUCHY of LANCASTER

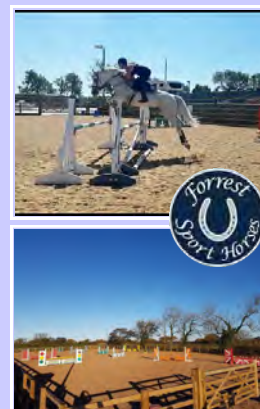
Tenant Newsletter - Lancashire Survey

Welcome to the third newsletter for the Lancashire Survey. We are pleased to report that the market has responded warmly to our continued investment in residential properties across the Lancashire estates 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 properties can be enjoyed by future generations.

Equestrian Excellence In Salwick



Forrest Sport Horses at Pepper Hill Farm on the Salwick estate is gaining a reputation as a centre of excellence for all things equestrian. After moving into Pepper Hill Farm in 2014, co-owners Georgina Cook and Rebecca Melling immediately began transforming the holding, creating purpose-built stable blocks, tack rooms and a full size manège to provide an all year round facility for their horses and customers. CCTV cameras throughout the yard provide the highest levels of security and this year the team also installed a horse shower room and solarium. Today, the centre offers full livery, schooling and veterinary support to clients across the North of England. It has also allowed them to develop their growing horse breeding business.



Diversification Success

Diversification is the name of the game at Gracemire Farm in Salwick. In recent years dairy farmer Richard Tomlinson and his wife Fran have added turkey farming, egg production, lamb meat boxes and now raw milk to their successful business. Richard, who is the third generation of Tomlinsons to farm at Gracemire, originally introduced sheep to the farm to cover his own costs when he returned home from university. Since he took over the farm in 2008, the demand for Richard's lamb and lamb meat boxes has grown significantly and the flock has grown to 300-strong. But it is the 125-head herd of home-bred Friesians that is driving his latest innovation, raw milk. Under the brand Naked Milk, the couple have completed stringent testing and regulatory requirements to deliver a product which is proving popular. Over 40 litres are sold each day from the farm's Milk Hub (pictured above) as well as free-range eggs and butter.



Your Lancashire Team - and how to contact them



In my new role as Rural Surveyor of Lands for the North of England, I would like to thank all our tenants for their warm welcome and messages of support. By bringing the management of the Lancashire Survey in-house, we hope to improve direct communication with our tenants and provide a more hands-on and responsive service. The new Lancashire team, which includes our new Rural Accountant (Ralph Whitehead) and our Project Manager for the Northern Region (Ian Bartlett), will be based at the Duchy's new office at Lancaster

Castle. If you have any queries, issues or concerns please do contact us at the office on **01524 237310**. All tenants should already have my direct dial (**01524 237302**) and mobile numbers (**07881 274689**) so please don't hesitate to get in touch. On behalf of the team, we look forward to working with you all to protect and enhance the Lancashire estates.



Congratulations, Tom!

Many congratulations to our Clerk of Works, Tom Wells who not only celebrated 40 years of service this year but also received the Bar to his Royal Victorian Order in The Queen's Birthday Honours. Tom originally joined the Duchy as an apprentice cabinet-maker and since that time has turned his hand to almost everything. If there's anything any of our tenants have needed, Tom has been – and continues to be – their first port of call.





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Gleaves Hill Barn

The Duchy has been working with the Wright Design Partnership to help us explore appropriate new uses for Gleaves Hill Barn. Their recommendation was the redevelopment of the existing building to create a high quality residential property, designed and built to the specifications of the Duchy design guide. This led to submission of a formal planning application to gain permission for change of use. The permission was granted in February 2018 and the Duchy team are now putting together detailed designs for the new property.



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



2 bedroom cottage
Private garden
Fully redecorated
Available May 2018
£650 pcm

2 Holme Head Cottages, Whitewell



2 bedroom cottage
Private garden
Fully redecorated
Available May 2018
£675 pcm

2 Three Lane Ends, Whitewell



3 bedroom farmhouse
11 acres
Outbuildings Available
July 2018
POA.

Moss Farm, Salwick

For further information or to register your interest/arrange a viewing, please contact the Duchy office on 01524 237310.

FITT For The Future

Myerscough College's Food and Farming Innovation & Technology (FFIT) Centre was formally opened this autumn. Built on the site of Lodge Farm on the Duchy's Myerscough Estate, this flagship building houses research and teaching facilities with technology linking it to the neighbouring Livestock Innovation Centre and farm. The FFIT Centre is designed to support food research and development, providing a resource that both local businesses and students can use to investigate opportunities to process and add value to on-farm produce. The adjacent Livestock Innovation Centre (LIC) provides new livestock production facilities with embedded technology to promote precision farming practices. The LIC can accommodate up to 180 cattle at a time - but it is the technology that sets it apart from other buildings typically found on farms - or at other agricultural colleges.



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.

Dunsop Bridge Working Men's Club - Serving The Community

Traditional working mens' clubs might be thought to be somewhat out of date today, with many across the country closing or being redeveloped. But in a small, unassuming Duchy building on the Whitewell Estate is a club that remains at the very heart of the community. A popular venue for birthday and family



celebrations, fund-raisers and regular Thursday night darts and dominoes competitions, the Dunsop Bridge Working Men's Club is a valuable and well-loved community hub. Originally The Old Reading Room which provided a weekly library service to the village, the building was relaunched as the Working Men's Club in the early 1940s.

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!