



DUCHY of LANCASTER

Tenant Newsletter - YorkshireSurvey

Welcome to the third newsletter for the Yorkshire Survey. The market has responded warmly to our continued investment in residential properties across the Yorkshire 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, but in the meantime we would like to thank all those tenants who have responded positively, treating their property with care and respect. It is incumbent on us all to look after the land, property and other natural assets that form part of the ancient Duchy inheritance so that these can be passed on to future generations of tenants in the years to come.

Duchy Standard On Show At Scalby High Street



Over the last 12 months the Duchy has carried out major refurbishment projects at both 29 and 31 High Street in Scalby. Both properties have been redecorated and refitted to the Duchy Design Guide and quality standard to produce a pair of semi-detached homes that combine traditional character with contemporary comfort and styling. The finished properties have proved popular with would-be tenants and were re-let within weeks of completion. We would like to welcome these new tenants to the 'Duchy family' and wish them a long and happy tenancy in one of the estate's most sought-after villages.



New Signing for Pontefract Collieries

Pontefract Collieries Football Club (PCFC) has signed a new 26-year lease on their current premises at Beechnut Lane on the Duchy's Pontefract Estate. Situated near the site of the old Prince of Wales colliery, the football ground is fully floodlit and holds approximately 1,200 spectators.

The main stand is equipped with a terrace, cover and seating, with seats recovered from the former Manchester City ground at Maine Road prior to its demolition in 2004. PCFC has been a tenant of the Duchy since the Club first moved here from its former home in Ackworth Road. This is an important community sports facility in which the current owners, management team and fans have invested time, money and effort in terms of upkeep. The Duchy believes strongly in the power of local sports clubs as a way of inspiring young people and bringing fans of all ages together as a single community and is delighted that the Club plans to remain at Beechnut Lane for another 26 years.



Your Yorkshire 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 Yorkshire Survey in-house, we hope to improve direct communication with our tenants and provide a more hands-on and responsive service. The new Yorkshire 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 Yorkshire estates in the year ahead.



Duke of Burgundy At Home in Pickering

Pickering Woods is home to a priority species of butterfly. The Duke of Burgundy or *Hamaeris lucina* is a small, springtime butterfly that frequents scrubby grassland and sunny woodland clearings. Identified as one of the most rapidly declining butterflies in the UK, we are delighted to report sightings in Pickering Woods to the North of the railway line. The Duchy is to permit local volunteer groups to undertake coppicing works and clearance of the shrub layer to further protect it as a breeding habitat.





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New Homes For Former Town Farm Site

Many of our tenants in Cloughton will have noticed that work has started on the development of the former Town Farm site on the High Street. Following approval of the plans by the local planning authority, Mulgrave Estates have started demolition and groundworks. The completed development will include 24 new properties including a number of affordable homes for local purchasers. This is the first significant new build development permitted at Cloughton in 25 years. For further information visit www.mulgraveproperties.co.uk.



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



2 bedroom semi-detached property
Two reception rooms
Off-road parking and garage
Available July 2018
£700 pcm.

26 High Street, Cloughton



Workshop unit
GIA 115.5 sq m/1,211 sq ft.
Office and kitchen facilities
Potential for further refurbishment
POA.

Blacksmiths Shop, Cloughton

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

The Old Reading Room, Goathland

Near the village green in the Yorkshire beauty spot of Goathland is the old Reading Room, an attractive brick building erected in 1894. Built by village subscription, this was originally built to provide additional space for education when the local population outgrew the village school. Since the mid-1970s however it has been home to the Goathland Plough Stots, one of Yorkshire's oldest traditional sword-dancing teams. The building housed an exhibition of dance memorabilia as well as serving as a rehearsal space for the Stots some of whose historic dances date back to the 19th century.

The team has now moved to larger, purpose-built premises in the village's new Community Hub which was officially opened in September last year. The Duchy contributed funds towards the building of this new facility via the Duchy of Lancaster Benevolent Fund. The historic Reading Room situated in the heart of the village will therefore be available to rent later this year. Please send any initial enquiries to Andrew Johnson.



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

A quick reminder to our tenants that the Duchy of Lancaster Benevolent Fund exists to support local good causes and community projects linked to the Duchy and its estates. Applications from within the County Palatine should be addressed to the local Lieutenancy office. Applications from elsewhere should be addressed to the Duchy's London office. Previous awards in Yorkshire have been made to Pickering Beck Fishing Syndicate.



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