

Condolences

John Nellist, game keeper at Wykeham for over 35 years, passed away in January. On retiring in 2006 he and his wife Olive moved to Ruston and in 2008 he was awarded a long service award by the CLA. John will be greatly missed by his many friends, neighbours and peers.



▲ John Nellist

Welcome



North Yorkshire Water Park Fisheries

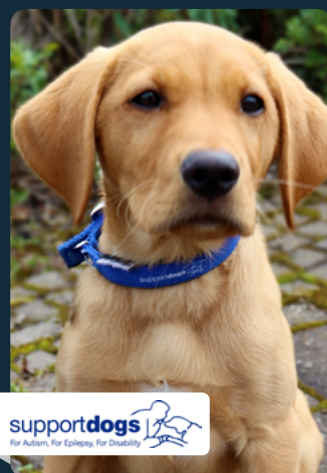
Welcome to James & Lauren Sixsmith who have been busy building a new Reception and preparing the lakes for the coming season. **Coarse Lake, Trout Lake and Predator Lake over 10 acres.** Open April to September 8am – 8pm (closed Mondays) enquiries@northyorkshirewaterparkfisheries.co.uk

Update

The Downe Arms in Wykeham will close mid May. It will reopen late next year after an extensive refurbishment.



From clay pigeons to tiny paws



Over the last 12 months fundraising events on the Estate have raised just over £100,000 for local charities. One of the charities that benefitted from last year's Wykeham Charity Clay shoot with a donation of £25,000 was Sheffield based Support Dogs who train dogs to support those living with epilepsy, autism and disability. As a thank you the Estate was asked to name their latest puppy – and we are delighted to introduce 'Danby' a beautiful 2 month old Labrador Retriever. Let's hope 'Danby' is as successful as 'Dawnay' who we named in 2019 and is now an autism assistance dog for seven-year old Stanley and ten-year old Eva in Barnsley.

Discover more at www.supportdogs.org.uk

Hitting the bullseye deep in the woods



Ever wondered if Viking DNA runs in your veins? Or how you would fare against the Sheriff of Nottingham? In the brand-new Adventure Wood at the North Yorkshire Water Park, you can now test out your axe throwing and archery skills. There's also a low ropes obstacle course and bushcraft

workshops, with laser tag on the near horizon. The land-based attraction was officially opened on 20 March by European axe throwing champion Carl Howe, who sliced the ribbon apart with his steely-honed blade. Gareth Davies, general manager at North Yorkshire Water Park, said: "It was brilliant to see so many people

here for the opening. We were overwhelmed with the positive feedback of everyone who had a go. Developing more activities is pivotal in becoming an adventure hub for families, friends and large groups and a Centre of Excellence. We can't wait to welcome the public!"

To book your session, visit www.northyorkshirewaterpark.co.uk



Dawnay Estates

The Estate Office, Wykeham, Scarborough, North Yorkshire, YO13 9QD
Tel: 01723 866600
www.dawnay.co.uk @ i n



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From cart sheds to commerce. Twenty years of the Wykeham Business Centre

For many decades the village of Wykeham was home to at least seven farmsteads. However by the 1990s, smaller farms were becoming increasingly uneconomical to run. By the end of the decade the activities of two of them in the centre of the village had been relocated to Bedale Grange, and their sites had started to deteriorate becoming something of an eyesore.

"The late Lord Downe and I were keen to investigate introducing commercial offices to the Estate and diversify the property portfolio," explains retired Estates Director Robert Sword. "Encouraged by the success of Broughton Hall Business Park near Skipton, and a report into market demand, the trustees made the brave decision to repurpose Lora Farm and Wykeham Farm."

The traditional stone-built cart sheds, cattle sheds and stables were taken down, then re-built as sustainably and as sympathetically as possible. Existing pantiles were re-used, as were materials from across the Estate including stone from a collapsed traditional barn in Ruston. The stonework's re-pointing and coursing was carefully applied to match that of the surrounding historic buildings.

"To attract top-notch clients meant creating a high quality environment," says Robert, "so we offered spacious and contemporary interiors, satellite broadband and landscaping by Wykeham Mature Plants. This had the desired effect, as by 2004 tenants were waiting to move in."



A circle of enterprise

Wykeham Business Centre was officially opened by The Duke of Kent on 22nd September 2004. Within the first year, more than half of the spaces were let, rapidly rising to 100% within three years. Tenants have included traditionally office-based solicitors, accountants and graphic designers. However a hearing clinic, residential care providers and a music academy have all called Wykeham home. The Business Centre even housed a global security data backup server for the world's leading diamond company De Beers. In 2008 Princess Anne opened one of the offices as a training facility for St John Ambulance, adding to the Centre's many uses.

"By the late nineties, Wykeham was at risk of becoming a 'dormitory' village", explains Lord Downe.

"I felt that the Business Centre would help revitalise the village and importantly support local businesses such as the pub."

Today Wykeham's primary school and local children's nursery are thriving. The Business Centre provides passengers for the local bus route and attracts tenants for the Estate's residential lettings. A recent pedestrian cut-through to The Hillyard allows workers to quickly pop to the delicious bakery and tearooms for lunch, as well as the weekly farmer's market.



20 years of change

Working practices may have transformed since the Business Centre was first built, however its occupancy rate has consistently remained far higher than other rural business parks. One of the reasons is that the Estate is always ready to accommodate tenant expansion or downsizing. "From the outside it looks like not much has changed,

but the buildings are never static," says Lettings Manager Katrina Shamel. "We pride ourselves on our flexibility and being ready to adapt the office spaces to take account of changes in our tenant's businesses and staff numbers. We've created shared spaces, altered staircases and added internal divisions. We even built a single story extension for one tenant! This proactive

approach was particularly important when the Covid 19 restrictions came into force. "The demand for fast internet speed has never been higher, and we now provide tenants with up to 1,000mbps," says Katrina. "Looking to the future and to remain competitive we created more car parking spaces, installed electric vehicle charging

points and low energy lighting. Recognising the need to adapt our commercial spaces to enable evolving working practises, particularly businesses trying to balance home and office based employees, means there is always something changing at the Business Centre"



▲ Before



▲ After

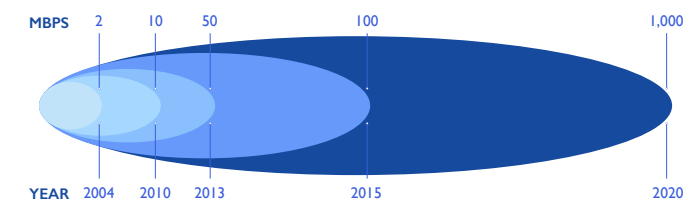
At the cutting edge of technology

The Business Centre's first tenant was C-Ways, an internet networking company on a mission to prove business could be done from anywhere, not just large cities like London and Leeds. This led to a valuable partnership as C-Ways managed the initial 2mbps satellite broadband service. Six years later this became a 10 mbps fibre optic connection and by 2020 had increased to 1,000mbps. C-Ways also designed the Estate's Wi-Fi network which via trenches and ducting supplied high speed internet to Farfield Workspaces, St Helens in the Park caravan site, businesses at The Hillyard, plus Wykeham's

residents well before broadband was publicly available. "In 2003 I was knee-deep in the mud of the building site, checking ducting locations," says Nick Jackson, former Managing Director of C-Ways. "Every time technology moved on, we advised the Estate on how to offer the best internet services available, leading to the Business Centre having the fastest internet speeds in the area. The evolution of the Business Centre is one of my proudest achievements, allowing the creation of career paths which would have been impossible without it," says Nick. "Long may it continue to thrive!"



Internet - Wykeham, Business Centre



Engineering a better future

It was always the plan to complement the Business Centre with nearby light industrial units. A site on the edge of Wykeham originally housed the Estate's sawmill and woodyard, small concrete processing facility and grain and molasses cattle feed production unit. Opening in 2005, the cedar and stone clad workshops of Farfield Workspaces were designed to be affordable and practicable. Incorporating modern and comfortable interiors in beautiful rural surroundings but importantly with easy access to A170 and A64.

"A high number of e-commerce businesses are now sited here, which was not even on the radar when Farfield was designed," says David Steel, Chief Executive of Dawnay Estates. "Farfield's businesses include a dental technician, a manufacture of 4x4 all-terrain wheelchairs and even an online supplier of surfing equipment."

"It has been a pleasure to move to a bright airy office in such a beautiful location, with the added bonus of plenty of parking available. All the staff are enjoying the new environment which is a world away from our offices in Scarborough, and also making use of the local bakery and café. We could not be happier in our new office."

Alison Piercy | Managing Director

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