



## **HOLIDAY COTTAGES**



**BLACKMIRE'S FARM  
DANBY HEAD  
WHITBY**

# Introduction

## WHY BLACKMIRE'S FARM? (THE HISTORY OF AN IDEA)

Those of you who have read other Pear Tree documentation will be aware of the history of Pear Tree and how it was formed. In summary, an idea whilst working in a secure unit, the most confined spaces, came about in an attempt to try and provide an alternative to young people who were in secure accommodation for reasons to do with their own care and welfare, as opposed to having been convicted of any offence.

The idea came about to establish a school/residential home, on a farm, and from that idea Pear Tree was born. The history of the Company is documented in other parts and therefore I will not go on to repeat, other than to say that in the Year 2001, it became clear that our residential homes needed to have alternative office space in another place other than our homes, and this brought us to Toy Top Farm, between Darlington and Bishop Auckland, whereby we could utilise the space available for administration and also to develop the farm as an activity base that would ultimately become a registered school, providing education for young people on a daily basis. Thus, the initial idea had been realised. However, with one exception - Toy Top Farm as spacious and ideal as it was, for the purposes it is being used for, wasn't the rural idyll in a remote location and children could only visit on a daily basis unless camping. Therefore, that part of the 'idea' still had to be realised.

The success of Toy Top Farm is now pretty much undisputed in terms of the opportunities it has been able to create for young people. Therefore, to complete the full picture, the idea of an outdoor education base in some remote location, based on that rural idyll, was still an ambition to achieve.

When the idea was first conceived, the aspiration was to provide a place for young people to recover, away from the stress of modern day life. With a new target being set on the success of Toy Top Farm, I began searching for an appropriate place. This place had a very specific criteria – it should have land in order to be able to undertake various activities. If the suitable place was found to be a long way from home, i.e., many hours travelling, the amount of land had to be sufficient to support staff and the necessary community up there and, therefore, had to be financially viable on a large scale. If the location was to be nearby, i.e., within an hours drive, then it could be incorporated within the current operation. There should be more than one property. Secluded location (not isolated), ideally a place near to or encompassing a small river, large stream that could be carefully risk assessed, where children could relax and play in water safely, to be that rural idyll.

Therefore, after many years of searching, when the details of Blackmires Farm were put before me, I thought we needed to check this out. The first thing to catch my eye was the grazing rights on the Moor, which meant we had legitimate access to the Moors. The amount of land was enough to be able to incorporate within our current operations and benefit and complement the work we currently undertake at Toy Top.

Two holiday cottages gave us plenty of options. Stables and ménage, small cross country course, as the Farm had been used by the local Pony Clubs were to give us a bit more of a clue that it could be a useful place to have.

On visiting the Farm for the first time, I found my own children ran away to play in a most secure yet completely relaxing environment and it wasn't long before I found them taking a bath in the duck pond, on what was one of the hottest days of the year.

A walk through the wood down to the beck that, I considered an ideal extra dimension to the proposed scheme, and I was completely hooked.

In addition to the Farm, the surrounding area has a great deal to offer and its all within an hours drive of Darlington which meant that trips could be arranged much more easily and, if necessary, without breaking into the normal rota pattern.

The local area appears to be un-commercialised and unspoilt, and everything that 'Heartbeat' country has to offer and although I am currently working my way around all of the local Public Houses, I can say that I haven't been in a bad one yet and the meals in some of the Pubs have been superb. If you would like my own personal recommendations, I would be happy to discuss.

Therefore, it will be of no surprise, having read the above, that I was quick to realise that if we were going to do this after 16 years of searching for the right place, it was now or never and after having only visited the place once, following a brief discussion with the Bank Manager, I returned to shake hands on the deal.

When Toy Top Farm was first purchased, it was met with some anxiety from a number of members of staff, for reasons that I still don't yet fully understand. Perhaps it was outside the comfort zone of some, perhaps some didn't see the benefit? I hope that is now water well under the bridge and whilst Toy Top ended up being an education base with clear focused expectations, Blackmires Farm is something different.

I don't have any great expectations out of Blackmires other than for people to enjoy themselves and I hope anyone who visits does so and has a great time, whether it be whilst at work or visiting with your own family.

Blackmires Farm is at the beginning of its' career within Pear Tree and I hope you will see from the progress and the developments we have made at Toy Top Farm that there will be a lot for us to think about and consider in the years ahead and to develop the opportunities that we create for the young people who visit, in whatever form they may take to the full.

## LOCATION

Blackmires Farm is set in the heart of the North Yorks Moors, approximately 1 hour drive from Darlington, 16 miles from Whitby near to villages such as Castleton, Danby, Goathland and towns such as Guisborough, Stokesley and approximately just over an hour's drive to Scarborough.

There are various routes that can be taken to get to Blackmires Farm from the Darlington/Bishop Auckland area. These being the A66 East, A19 South, following the signs to Whitby and Guisborough. Passing Guisborough, on the Whitby Road turning right to Castleton. From Castleton, Blakey Ridge, turn off to Danby Head is the 2<sup>nd</sup> turning on the left.

Alternatively, a more pleasant picturesque route, on slower roads yet taking a similar amount of time, is to travel via Stokesley, Easby, Kildale and over the Moors to Danby Head.

## SETTING

Blackmires Farm is a small Hill Farm, set in 40 acres in the heart of the National Park. It comprises of a Farmhouse (private use) and two holiday cottages, Woodside Cottage and a barn, converted to a very high standard, Bilberry Barn, previously a 4\* rated commercial holiday home.

Woodside Cottage has the capacity to sleep up to 5 people. There is a master en-suite bedroom, a smaller box room, living room that can be utilised as a bedroom by a sofa bed and two spacious, most comfortable, attic rooms off the main staircase with a snug room on the landing. Kitchen, downstairs toilet and bath/shower room.

Bilberry Barn consists of two double bedrooms and a large lounge area, with sofa bed. Downstair toilet, bath, shower room. Open- plan kitchen and large wood-burning stove (Bilberry Barn is restricted to people who either currently have open fire or wood-burning stove at home, or have had in previous properties or have experience of dealing with open fires in a domestic setting). Both properties have extensive gardens and access to woodland and moorland.

The Farm is bordered by a shallow, slow running, beck ideal for paddling, subject to appropriate risk assessments.

Next to the cottages are farm buildings that are in occasional use. Visitors would be reminded not to enter the buildings, unless they have good reason to do so and to comply with all instructions given.

There are also six stables from which, subject to arrangements, these can be used to cater for horses for pony trekking on the moors etc.

Blackmires Farm is an ideal location for a number of purposes, these being, a quiet retreat in a secluded area, enjoying the wonders of the natural world and everything that the immediate environment has to offer.

Tawny Owls can be seen on a regular basis, as can other birds of prey. Ducks swim in the pond in the immediate farmyard area and there are two resident cats that will come to you, if you present yourself correctly. Visitors are often asked to help feed

the ducks and the cats, as part of their stay. There are also chickens and a guinea fowl (no it is not a turkey) that is highly strung, usually seen running away from you.

The farm is also near holiday resorts such as Whitby, Scarborough and not far from Helmesley, Sutton Bank, etc., being a relatively short drive away.

From Blackmires Farm, numerous outdoor activities can be accessed, such as climbing, fell walking, fishing, sailing, pony trekking, mountain biking.

## **LOCAL COMMUNITY**

We are fortunate that there are many people within the local community who have been engaged in helping us look after Blackmires Farm. Most important of all of these is Mr Mike Tate and his wife, who run Botton Grove Farm and who manage the land at Blackmires on our behalf, by utilising the grazing rights under Licence. Mike is a real gentleman, eager to please and someone who I think deserves our utmost respect. I would encourage anybody who is to meet Mike or who has any difficulties in the area, to speak with Mike and politely introduce yourself to him.

Our neighbour, Mr Trevor Smith, and his family gain access to their farm through Blackmires farmyard. They utilise the ménage and the cross-country jump facilities at the Farm and are also people to be greeted with a polite 'hello'.

In the event that either of the people mentioned wishes to join you for a cup of tea, sausage from the BBQ or a game of football, they should be welcomed and treated as a guest from any other home or our neighbours in Darlington or Bishop Auckland.

## **AIMS & OBJECTIVES**

(For young people from Pear Tree)

Those members of staff that are familiar with our Recovery & Intervention Plan will recognise the importance upon allowing children the time and space to relax and recover, away from outside influences or inappropriate stimulus. You will also be familiar with the desire for all children and young people to be able to experience a sense of freedom, and when a high level of supervision is required that this can be done sympathetically and without any overt/intense pressure.

Blackmires farm allows the opportunity for supervision to be undertaken discreetly for children to be engaged in a variety of activities that will be of both a physically challenging and also a relaxing nature.

The aims of Blackmires farm is to aid in the overall Recovery & Intervention plan operated by Pear Tree to give young people the opportunity to relax and enjoy themselves in a remote, secluded setting and to be "de-stressed".

## **STANDARD OPERATIONAL PROCEDURES BLACKMIRE'S FARM**

Whether you are visiting as a guest in our holiday cottages or bringing young people from Pear Tree Homes, it is important to read the following procedures and to abide by them.

These facilities are for children/young people who's behaviour and risk assessments deem it an appropriate experience or reward. In the event of poor behaviour, damage, deliberate or otherwise, that young person should be returned home. This should be made clear at the beginning of their stay.

Any damage must be reported immediately.

All guests should bring their own bedding.

Regretfully – “NO DOGS ALLOWED”.

Please consult the map of the Farm that gives indication to the property boundary. This must be respected at all times and it is of paramount importance that all visitors respect and follow the Country Code.

The Farm is run by a local farmer who needs the land to operate his business, and therefore, it is important that you remember to only walk within the boundary of the Farm and to ensure that you close all gates behind you. Indeed, a golden rule is to leave the Farm exactly as you found it, not nearly the same, not similar, not reasonably OK, but exactly as you found it.

Camp building is a great activity and one that we hope will be enjoyed by many but it can only be done with the express permission of the Managing Director and after consulting him in respect of locations etc. There may be times when camps can be left, alternatively there may be occasions when they have to be brought down and the countryside returned to its original form.

Camping can be undertaken at the Farm by arrangement and in this event the holiday cottages are not to be utilised without prior discussion. However, the toilet facilities in the utility room to the right of Woodside Cottage can be taken advantage of.

The Farm is in the heart of the National Park and therefore, campfires cannot be permitted most of the year round. To clarify, if a campfire is desired, this can only be with the express permission of the M.D. Likewise, BBQ's also.

Once at Blackmires Farm, on arrival you will find Bilberry Barn to your left, Woodside Cottage to your right. As with all Pear Tree properties, great effort has been taken to provide you with the highest quality of surroundings and therefore it is also important that this is treated with the utmost respect.

Outdoor Wellingtons, walking boots etc., should be left, if you are staying at Bilberry Barn, at the door. If you are staying at Woodside Cottage, in the outside toilet/utility room to the right of the Cottage front door, where house shoes can be stored until you wish to go into the house, etc.

The same expectations apply to the use of these cottages as if they were being rented off any other private, holiday home, landlord. Before leaving the cottage, at the end of your stay, it is important that the property is hoovered through, cleaned and tidied, all washing up done, cutlery put away etc.

On arrival at the property, members of staff should be taking charge, in terms of showing young people to their appointed rooms. These should be chosen by arrangement prior to the trip, in consultation with House Managers/M.D.

Normal practice would be, in respect of Bilberry Barn, when two young people are accompanying a member of staff, for the young people to have the double bedrooms and for the member of staff to utilise the sofa bed in the open plan living area.

In respect of Woodside Cottage, that the member of staff occupies the designated sleep-in room, that is the master bedroom with en-suite facilities and then rooms chosen for appropriate young people. The small box room should be kept for smaller young people and anybody who may have the need to frequent the toilet more regularly during the night as this room is next to the downstairs facilities. Upstairs loft rooms to be used by older young people or people who will not need to use the downstairs facilities any more than normally and are safe to do so, coming downstairs in the middle of the night.

Also, consideration should be given to who they share the opposing loft room with, and any issues that may be relevant to consider pertaining to this.

The downstairs lounge that can also be used as a bedroom, should be used as a bedroom as a last resort, if there are insufficient bedrooms available.

## **FARM BUILDINGS**

Farms can be dangerous places. The buildings are where a tractor and other machinery will be stored and young people should not be in the machine shed without being supervised.

There is a small barn used as a feed store and also home to the two resident cats. Young people can often be left in charge of feeding the cats and poultry and in the event that they are to undertake such tasks, members of staff should ensure that they are supervised correctly and upon completing tasks, and particularly when leaving the site, that all doors are shut correctly etc.

If you happen to be staying whilst there are horses on site, the young people are allowed to visit these but only under direct supervision. Again, when leaving the site either for a day out or for the last time, at the end of your stay, it is important that a member of staff walks around the property to ensure that all gates have been closed and that all doors secured appropriately.

## **‘IMPORTANT’ FIRE PREVENTION**

You must remember, Blackmires is a long way from anywhere. In the event of a fire, the fire brigade are unlikely to be here before considerable damage is done.

On arrival you must familiarise yourself with the location of the fire extinguishers, both in where you are staying and on the farm.

In the event that you are given permission to have a BBQ/Campfire, you must have a fire extinguisher available at all times.

**David Bartlett**  
**Managing Director – July 2007**

## **Telephone Numbers**

### **Emergencies**

**David Bartlett:**

Monday to Friday 9am to 5pm – 01388 776799

Out of hours – 07801 595803

**Doctor:**

01287 660 739 Danby

**Hospital:**

01642 850850 – Middlesbrough

**Dentist:**

01751 432418 – Kirkbymoorside

**Optician:**

01653 692283 – Robinson, Pickering.

**Veterinary:**

01287 633255 – The Animal Health Centre, Guisborough

### **Services**

**Garage:**

Champions, Castleton.

**Banks:**

Net-west

4 High Street, Castleton.

Monday to Friday 9.00am – 1.30pm

Wednesday 9.30am - 1.30pm

**Police:**

Whitby - 0845 60 60 24 7

### **Transportation**

**Railway Stations**

Castleton

Danby

### **Blackmires Farm**

**Woodside Cottage**

01287 669014

**Bilberry Barn**

01287 660978



**SAMPLE DOCUMENT.**  
**Please use separate sheet provided**  
**Blackmires Check List**

Names of Guests: \_\_\_\_\_

Property:      Woodside Cottage                       Bilberry Barn

Arrival date: \_\_\_\_\_ Departure date: \_\_\_\_\_

To be completed before arrival

<b>Remember to Bring</b>	<b>Yes</b>	<b>No</b>	<b>Initials</b>
All Bedding			
Towels			
Tea towels			
Bath mat			
Indoor shoes/Slippers			
Outdoor shoes/Wellington boots			

To be completed before departure

<b>Inside</b>	<b>Yes</b>	<b>No</b>	<b>Initials</b>
Hoovered all rooms			
Tidied kitchen			
Emptied washing machine /dryer			
Tidied Outhouse toilet			
Disinfectant down all toilets			
Closed all windows			
All cleaning materials put away			

<b>Outside</b>	<b>Yes</b>	<b>No</b>	<b>Initials</b>
All gates shut			
All barn doors shut			
Fed Cats and filled up water bowl			
Poultry feed hoppers filled			

<b>Issues regarding the property, that you wish to inform us of.</b>

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Tourist Information Centres in the area.**

The Moors Centre  
01287 660 654

Sutton Bank National Park Centre  
01845 597426

Pickering Tourist Information Centre  
01751 473791

Helmsley Tourist Information Centre  
01439 770173

Whitby Tourist Information Centre  
01947 602674

## **Pubs, Restaurants and Bistros**

The Lion Inn  
On the Castleton to Hutton-le- Hole Moor road.

Castleton Downe Arms

Duke of Wellington  
Danby Village

Fox and Hounds  
Danby Village

## **Market days**

Monday – Pickering, Thirsk.

Wednesday – Kirkbymoorside, Northallerton.

Thursday – Guisborough

Friday – Helmsley, Stokesley

Saturday – Guisborough, Malton, Northallerton.

## **Additional Activities**

### **Golf**

Kirkbymoorside – 01751 431525

Rosedale Abby – 01751 417270

Saltburn – 01287 622812

Whitby – 01947 600660

### **Fishing**

River Esk (Danby) – 01287 660220

Boat fishing at Whitby

Trout fishing at Pickering – 01751 474219

### **Horse Riding**

Helmsley – 01439 770355

Rosedale – 01751 417355

Saltburn – 01287 622157

### **Swimming**

Loftus – 01287 642020

Saltburn – 01287 623761

Helmsley Open Air – 01439 770173

## **General Information**

Nearest public telephone – go to the end of the lane, turn left, at the bottom of the hill (about 500yds) is a telephone box.

The Doctor is in Danby, 01287 660739, and has a surgery every weekday by appointment.

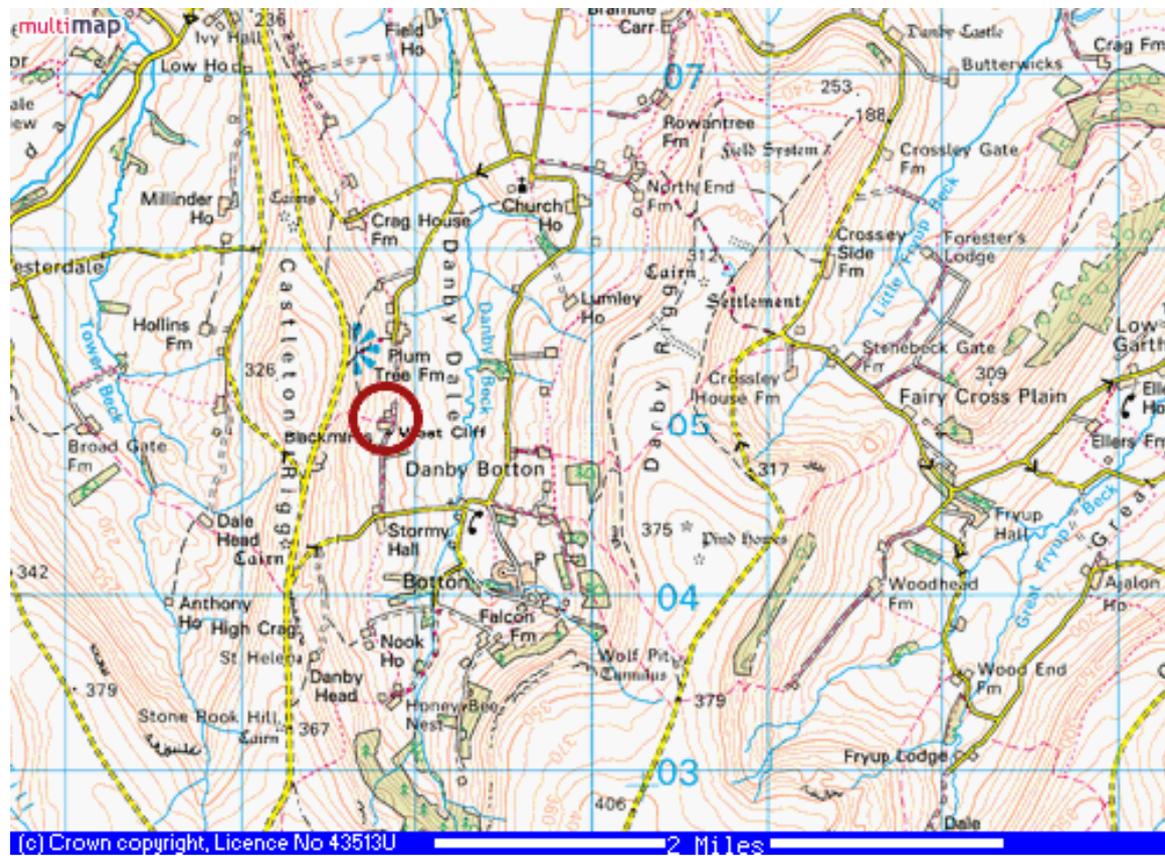
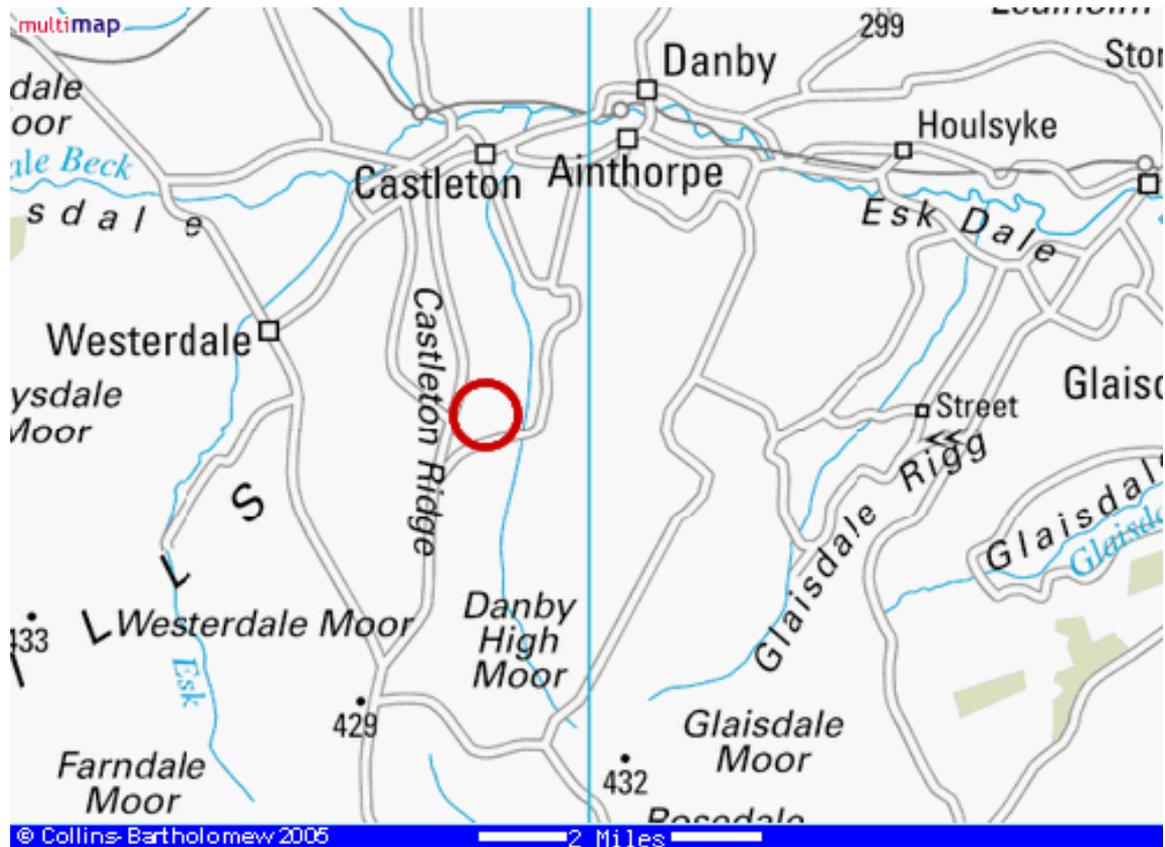
There is a Church in Danby Dale and Castleton. There are Chapels in Danby and Castleton.

The nearest R.C. Church is in Lealholm.

Our neighbours, at the head off the dale, are Camphill Village Trust for disabled people. There is a leaflet enclosed telling you about their way of life.

Cleaning Materials: In order to comply with COSHH Regulations, Pear Tree provides all cleaning materials. Supplies can be ordered via the Order Sheet, found within the Information Pack and should be returned to the Office with checklist and keys.

# Maps





**Pear Tree Projects Ltd.**