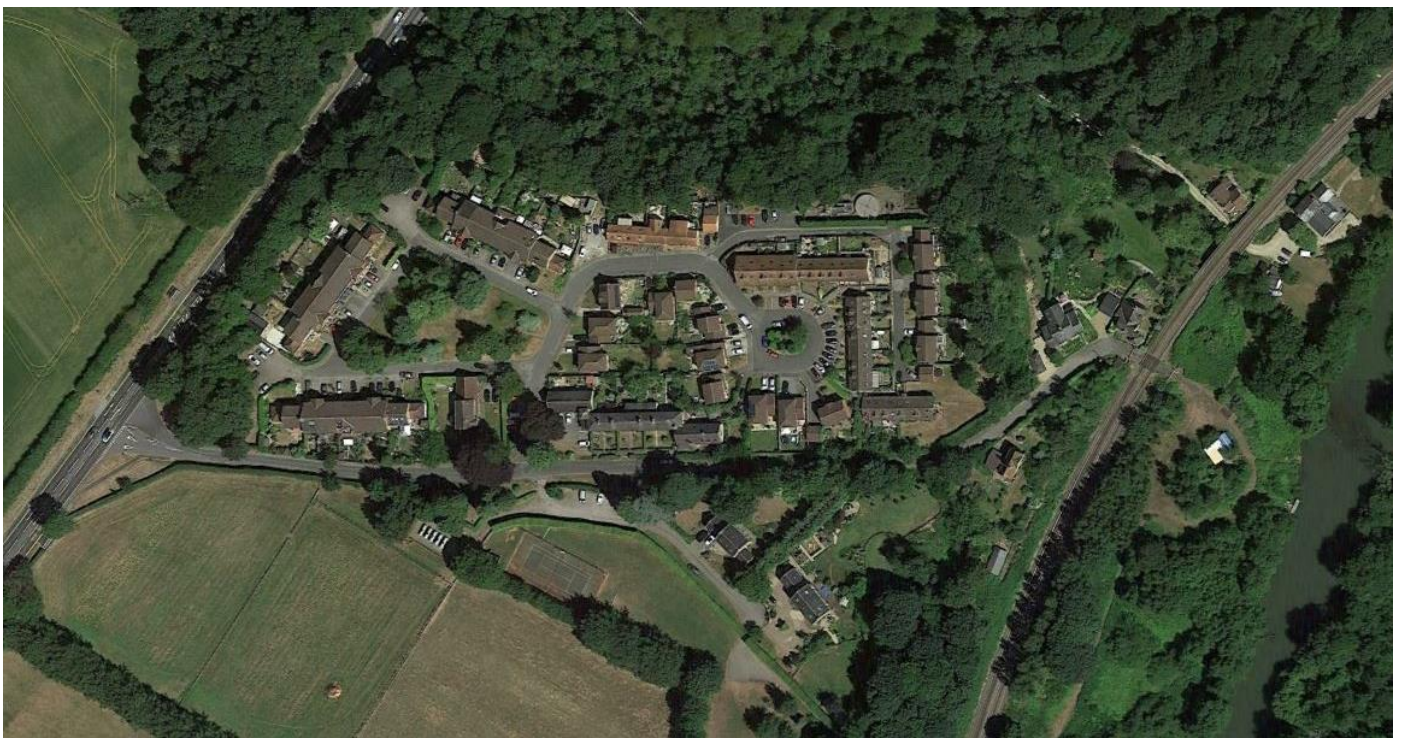


# CRAMBECK VILLAGE WELCOME PACK



# Welcome to Crambeck Village!

We welcome you to the Village and hope that you will soon settle in, make friends and be happy in your new environment.

This booklet has been produced and developed over the years by the village Management Company to give you information about the village and the various services in the locality.

**Crambeck Management Company Limited (CMCL)** (<http://crambeckvillage.com/>)

All homeowners are shareholders of CMCL, and you should have received a new share certificate on moving in. If not, please contact the Company Chairman (details below). Directors' meetings are usually held every other month, and the minutes are published on the village website. A password is required to view the documents and will be sent to you on request. An Annual General Meeting is held each year at which the company's annual accounts are presented, and shareholders have an opportunity to comment on the administration of the village. Directors are volunteers and are appointed at the AGM, and are responsible for the day to day running of the village. Further information about CMCL can be found in ANNEX A of this document.

The present Management Committee comprises the following residents:

Richard Pollard (Chairman) – Crambeck House  
Andy Craig-Smith – No 53  
Peter Roberts – No 8

If you could please let us have an e-mail address we will make sure that village communications are sent to you by e-mail.

## Village Information

Information about the village is communicated in several ways:

Village website: <http://crambeckvillage.com/> You can contact CMCL via the 'contact us' page on this website or by email: [info@crambeckvillage.com](mailto:info@crambeckvillage.com)

Periodic News Bulletins: Hard copy delivered or sent by email. We aim to reduce paper usage in the village and believe the best way to communicate is by email. If you are happy to receive e-mails please would you let us have your email address.

Facebook page: <https://www.facebook.com/Residents-of-Crambeck-Village-229070907457087/>

The official Village notice board is located next to the post box on the upper green. Another notice board, next to the road, is used for general notices and adverts.

## Local Government

Crambeck is in the Ryedale District of the county of North Yorkshire. North Yorkshire County Council (NYCC) has its headquarters in Northallerton and is responsible for education, libraries, road maintenance and lighting. Ryedale District Council has its headquarters in Malton and is responsible for refuse collection/recycling, housing/planning and environmental health.

### North Yorkshire County Council

County Hall  
Northallerton  
North Yorkshire  
DL7 8AD

### Ryedale District Council

Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

<http://www.northyorks.gov.uk/article/23681/Resident>

<http://www.ryedale.gov.uk/>

## Welburn Parish Council (<http://www.welburn.info/>)

Welburn Parish Council comprises 2 wards, Welburn and Crambeck.

A list of councillors is given below:

John Till (Chairman) – Fairtamiddlin, Castle Howard Station Road, Welburn, York YO60 7EW

Janet Batty – Wood View, Main Street, Welburn, York YO60 7DX

Edmund Collins - Station House, Castle Howard Station Rd, Welburn, York YO60 7EW

Nigel Haines – Fir Tree House, Main Street, Welburn, York YO60 7DZ

Paul Nicoll – Chanting Hill Barn, Main Street, Welburn, York YO60 7ED

Matthew Haynes – 10 Crambeck Village, Welburn, York YO60 7EZ

The Parish Clerk is:

Fiona Hill – The Byre, Field House Farm, Thornton-le-Clay, York YO60 7QA

Tel: 01904 468773 Email: [welburnpc@outlook.com](mailto:welburnpc@outlook.com)

The Council usually meets on the first Monday of the month at 7.30pm in Welburn Village Hall. Exceptions: No meetings in August and January. Meetings falling on Bank Holidays are usually held a week later. Check the village notice board to see the Agenda for the next meeting and the Minutes from the previous meeting.

### **Crambeck Social Committee**

Traditionally, Crambeck Social Committee has arranged several key community events each year, which all residents are welcome to attend: Easter event, summer gala, Bonfire Party, and a pre-Christmas family event. They also take charge of other community activities such as Christmas lights, barbecues and community family support.

Outdoor activities take place in the village whilst indoor events are held in Welburn Village Hall. We hope you will want to get involved and are always keen to hear of any fresh ideas for bringing residents together. The CSSC committee comprises: Julie – Chairperson (No.16), and Kristie Denston (No 17).

If you would like to be kept informed of village social events please e-mail your name and house number to:- [social@crambeckvillage.co.uk](mailto:social@crambeckvillage.co.uk). You can also follow the Facebook page: 'Residents of Crambeck Village'

A volunteer plant team led by Joyce takes care of the planters around the village.

Due to the current Covid 19 situation, all social activity undertaken by the Social Committee on behalf of the village is subject to government guidelines.

### **Insurance**

The flats in the Village are covered by a policy which also affords third party liability cover for the Village estate and events held by the CSSC. The premium is paid by CMCL, and is partly charged back to individual flat owners. Insurance is currently provided by Aviva via RIB Insurance broker.

### **Village Nature Trail**

This is situated to the north of the Village alongside the Cram Beck. The entrance is at the top of the village in the open space between Nos 18 & 19. The trail was first established by staff and boys from the old Crambeck Reformatory. Recent improvements have included removal of dangerous trees, improved access and footpaths and general woodland management. Anyone interested in helping with regular maintenance of the Nature trail please contact Peter Roberts.

### **Ground Maintenance**

The Village grounds are maintained by our long serving gardener, Jim Hope, assisted from time to time by Director Peter Roberts. Jim has been associated with the Village for many years and previously worked for the reform school that preceded it.

### **Car-parking**

Due to the large number of cars in the lower circle, parking spaces have been marked out and numbered - one parking space per house. Extra parking is available in the area behind no 36.

## **Tennis Court**

The Village has its own tennis court located to the south of Crambeck Lane for the use of all village members. Access is controlled by a padlock whose combination code is changed on occasion and residents are informed of the new code by e-mail. If you require the combination, please email: [info@crambeckvillage.com](mailto:info@crambeckvillage.com). The court has recently been resurfaced, so please wear soft soled shoes and treat this village asset with respect.

## **Paddocks**

The two paddocks to the south of Crambeck Lane, formerly used for grazing horses for a rental fee are now set aside for dog-walkers. Wherever you walk your dog in and around the village please pick-up after your dog and dispose of used bags in one of the dog-waste bin provided, or take them home for disposal. See ANNEX B for location of Dog Waste Bins.

## **Land by the River Derwent – fishing, boating and shooting**

The Village owns a swathe of land alongside the River Derwent. This is designated a Site of Special Scientific Interest (SSSI), administered by Natural England (NE), so there are restrictions on activity there. To access this area, walk down Crambeck Lane and over the level crossing, then turn right, and walk across the old coal yard. See map on Annex A for exact location.

Following recent footpath work, the track is now push-chair friendly and you will find a cleared area by the river with log seats to sit and enjoy the wildlife.

Residents may fish from this land, subject to possession of the relevant permit.

<https://www.gov.uk/fishing-licences/when-you-need-a-licence>

There is no right of navigation along the river, but boating is allowed alongside village land, and on other stretches of the river, provided the land owners' permission is obtained. There are no moorings or jetties, as these constructions are not permitted in the SSSI.

Shooting is only permitted for pest control purposes, and then specific permission must be obtained from Natural England.

## **Children's Playing Field**

This is located adjacent to the tennis court.

## **Bus Services**

The 'Coastliner' bus service stops at the top of the village. This serves the A64 from Leeds in the west to Whitby, Scarborough, Filey and Bridlington in the east.

<http://www.yorkbus.co.uk/times>).

A local bus service (183, <http://getdown.org.uk/bus/bus/183.shtml>) also runs between Castle Howard and Malton, stopping at the Crambeck bus stop.

## **Village Lighting**

The village own 11 of the 30 lights within the village, the rest been maintained by NYCC. If any light is faulty, please report it to one of the directors or [info@crambeckvillage.com](mailto:info@crambeckvillage.com)

## **Neighbourhood Watch**

Neighbourhood watch operates in the village, co-ordinated by Carol Sollitt, who can supply further details of the scheme. Police newsletters are distributed to residents, at intervals, together with other information as it becomes available.

Carol also chairs the Pedestrian Safety Committee which has produced the following leaflet: [www.a64.click](http://www.a64.click).

Following meetings with the Highways Agency, work has been completed to improve safety on the A64 around the Welburn and Crambeck junctions, including a 50mph speed limit.

## **Village Hall**

This is situated on Church Lane in Welburn and is signposted at the eastern end of the village. It is used for many local activities but can also be hired for private functions. Further details available from the Welburn website.

## **The Howardian**

This 'monthly' magazine (10 per year), produced by the local churches, reports on local activities and gives details of forthcoming events. The subscription is £6 per year, delivered to your door. See Rosie Adcock at No 31 if you would like to receive this magazine.

## **Services available in Crambeck**

**Post-box:** Situated on the upper village green next to the notice board. Collections are at 4.30pm on weekdays and 10.45am on Saturdays. See ANNEX B for location.

### **Mobile Phones:**

Reception for mobile phones is poor in Crambeck Village, Vodafone and EE are reported to be the best services, but even these do not have strong signals.

**Refuse & Recycling collections:** Bins collected early mornings, alternating weekly.  
Week 1 - Green (general waste) wheelie bin. Friday morning.  
Week 2 : Brown (garden waste) Thursday morning subject to annual payment of £38 to Ryedale District Council. Note - No collections in Dec/Jan/Feb.

**Recycling** - Black kerbside box (glass), green kerbside box (plastics/metal/cans) and blue bag (paper/cardboard) collected alternate Friday mornings. Leave bins out the night before. Further details can be found in the following link: <http://www.ryedale.gov.uk/residents/bins-and-recycling/garden-waste-subscription.html>

**Services available in Welburn ( Please notify us of any updates to this information)**

Welburn Community Primary School (01653 618301) <http://www.welburn.n-yorks.sch.uk/>

Dogh Local Shop/ Tea Room (01653 618352)

Crown & Cushion pub (01653 618 777)  
<http://www.thecrownandcushionwelburn.com/>

Central Garage, services, repairs and MOT's (01653 618 386)

St John the Evangelist Church (C of E). Church Lane, Welburn  
<http://www.achurchnearyou.com/welburn-st-john-the-evangelist/>

Village Hall, hiring details from Elaine Gathercole ( 01653 619 276)  
<http://www.welburnvillagehall.webs.com/>

**Other Local Services**

**Nurseries/Playgroups:**

Derwent Playgroup, High Field Road, Old Malton

Firestation Pre School, Castlegate Malton (01653 694 768)

The Kinder-Set, Uplands House, Castle Howard Road, Malton (01653 696 232)  
<http://www.maltonmontessorischool.co.uk/>

Sandmartins Nursery (DEFRA), Sand Hutton (01904 462 238)  
<http://www.daynurseries.co.uk/daynursery.cfm/searchazref/50004020SANA>

**Schools:**

Welburn Community Primary School (01653 618301)  
<http://www.welburn.n-yorks.sch.uk/>

Malton School (11-18), Middlecave Road, Malton (01653 605 303)  
<http://www.maltonschool.org/>

Norton College (11-18), Langton Road, Norton (01653 693 296)  
<http://www.nortoncollege.net/>

**Police:**

Malton Police Station, Old Malton Road, Malton (01653 692 424)  
<http://www.northyorkshire.police.uk/561>

**Doctors:**

Terrington Surgery North Back Lane, Terrington, York (01653 648 260)

<http://www.terringtonsurgery.nhs.uk/index.aspx>

Derwent Surgery, Norton Road, Malton (01653 600 069)

<http://www.derwentpractice.com/>

**Dentists:**

Dental Health Practice, 1 Princess Rd, Malton (01653 697615)

<http://www.dhpmalton.co.uk/#>

Red House Dental Practice, Victoria Road, Malton (01653 693809)

<http://www.redhousedentists.co.uk/>01653 692771

Old Police House Dental Surgery, Victoria Road, Malton (01653 692771)

The Smile Rooms, 13 Saville Street, Malton (01653 692230)

<http://www.thesmilerooms.co.uk/>

**Public Houses:**

Blacksmiths Arms, Main St, Westow, YO60 7NE (01653 619606)

<http://blacksmithswestow.co.uk/>

Crown & Cushion pub (01653 618 777)

<http://www.thecrownandcushionwelburn.com/>

The Stone Trough Inn, Kirkham Abbey, Whitwell on the Hill, YO60 7JS (01653 618 713)

<http://www.stonetroughinn.co.uk/>

**Restaurants:**

[http://www.tripadvisor.co.uk/Restaurants-g776616-Malton\\_North\\_Yorkshire\\_England.html](http://www.tripadvisor.co.uk/Restaurants-g776616-Malton_North_Yorkshire_England.html)

**Days out**

Castle Howard <http://www.castlehoward.co.uk/>

Yorkshire Arboretum <http://yorkshirearboretum.org/>

Yorkshire Lavender <http://www.yorkshirelavender.com/>

Breezy Knees Gardens, Common Lane, Warthill, YO19 5XS 01904 488800  
[admin@breezyknees.co.uk](mailto:admin@breezyknees.co.uk) Open Wed – Sun, June to September.

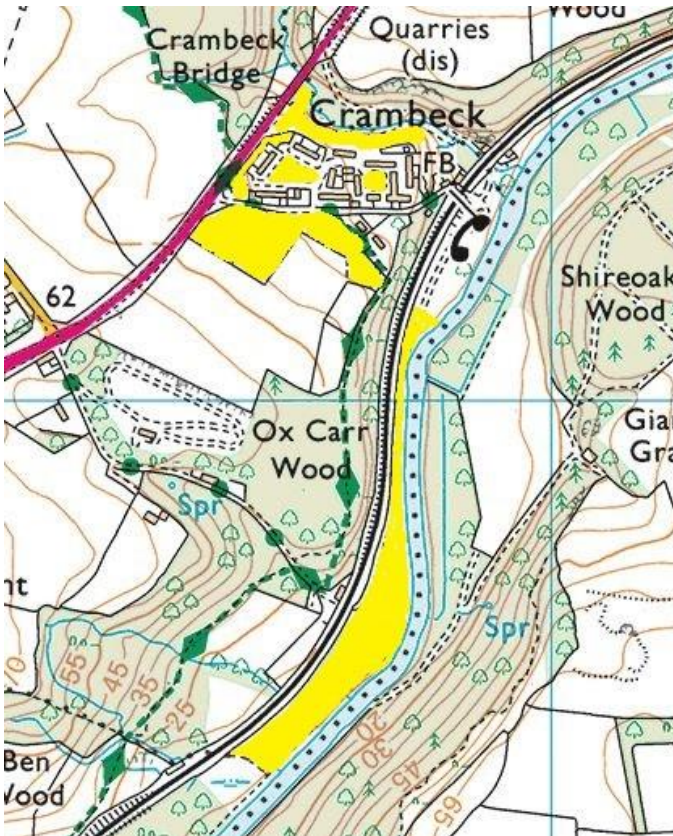
November 2020



## ANNEX A

### Crambeck Management Company Limited (CMCL)

Crambeck Village is a little unusual. Because it was developed on the land of the former reform school, all the property owners also own a share of the Village Estate. This comprises the Village itself, with its greens, tennis court, playing field and paddocks, the Nature Trail woodland, between the Village and Cram Beck, and a long section of woodland between the railway line and the River Derwent, designated an SSSI (Special Site of Scientific Interest). These areas are shown in yellow on the map below.



To be clear – all 63 shareholders own this land, and we are collectively responsible for it.

For practical reasons, CMCL was set up to look after the Estate, on behalf of the shareholders. It is run by volunteer shareholders, appointed as directors. We are just ordinary people, generally not trained for any specific job within the Company, but willing to give some time to help keep the Village looking nice, and keep things running as smoothly as possible.

Any shareholder can be a director of the Company. If you want to help in any way, please let us know.

The Company is bound by the Companies Act, and its day to day rules are defined in the Memorandum and Articles of Association. You will have received copies of these when you purchased your house.

The monthly management fee, paid by all shareholders, is used to maintain the Estate. About half is paid to the Village gardener, Jim Hope, who has worked here since the days of the Reform School. The rest is used for insurance, accountancy etc. Annual accounts are made available to shareholders, so you can see how your money has been used.

Over the years, many volunteer directors have helped to run the Village Estate, and it is due to their hard work that the place looks as good as it does.

As with all the previous committees, the present one wants to do its best for the Village, and is aiming to keep all the shareholders happy! One of the things we are doing is to communicate frequently, so everyone always knows what is going on. This will generally be by email, as it is the quickest and cheapest way, and the vast majority of shareholders are “online”. The few people who do not have email addresses receive paper copies through their letter boxes.

If you want to bring anything to the attention of the committee, please contact us at the central email address – [info@crambeckvillage.com](mailto:info@crambeckvillage.com). The message will go to all of the volunteer directors, and we will aim to respond in about a week. If a matter needs discussion at a meeting, the committee meets formally every couple of months, but would meet sooner if necessary. If you would like to discuss anything in person, one of us will come to your house by arrangement, if requested.

# ANNEX B

