



TATTON ESTATE

Tatton Estate

A Year in Review
2024

Jessica Stone Salons
Opens on
Church Hill

Volume No. 1 • 2025

Tatton Estate
woodland creation
project begins

Park Gate Village
creates new community

New businesses
welcomed to Knutsford

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Produced by The Tatton Estate
If you would like to feature in future issues, or if
you have any questions please contact
info@tattonestate.com



Rostherne Cricket Club

A Year of Progress, Community & Stewardship



As custodians of the Tatton Estate, our mission has always been clear, to preserve the past, enrich the present and build a sustainable future for generations to come. In 2024, we remained steadfast in our commitment to the people, places, and landscapes that define our estate, ensuring our actions today create lasting benefits for generations to come.

2024 has been a year of agility, innovation and collaboration. From securing the future of community assets to advancing pioneering conservation efforts, we have worked tirelessly to strengthen the heart of our region. Our low and no-rent initiatives continue to provide vital support to residents, businesses and local organisations, helping to sustain the unique character of Knutsford and beyond. We have proudly welcomed new businesses onto the Estate, supported local events and played a key role in shaping the creation of a sustainable community with Park Gate Village. Outline permission to create a second community, Bluebell Village, will provide an additional 225-250 homes for Knutsford, up to a 50 bedroom care home and wider ancillary support for the town.

As a trusted partner, we have forged meaningful collaborations to drive economic, social and environmental progress. Whether through our commitment to habitat restoration, our partnership with Chester Zoo to preserve endangered Black Poplars, or our ongoing work with local councils to enhance infrastructure and public spaces, we continue to take responsible steps toward a thriving future.

The Tatton Estate is more than land, it is a living legacy, shaped by those who call it home. In 2024, we embraced change, met challenges with resilience and remained true to our core values. As we look ahead, we do so with a firm belief in the power of community, the importance of sustainability and the enduring spirit of collaboration.

Thank you to everyone who has been a part of our journey in 2024.

SUPPORTING OUR COMMUNITY

Knutsford Heath

In 2024, a partnership with the Cheshire Wildlife Trust laid down plans to deliver various projects to help preserve Knutsford Heath, which we invite the local community to be a part of.



Knutsford Heath

KNUTSFORD HEATH
PHOTOGRAPHY BY TATTON ESTATE

Tatton Estate

Our commitment to supporting our community has never been stronger.

We are proud to provide a wide range of support across the town to preserve our heritage and support a strong sense of community.



Image: Ashley Cricket Club



Image: Knutsford Bowling Club



Throughout 2024, we have remained deeply committed to fostering community accessibility by supporting a range of local assets through low rent initiatives. This support extends to multiple residential occupiers, as well as valued community organisations and clubs, including the Knutsford Heritage Centre, which benefits from contributions annually.

We remain proud to support other organisations including Knutsford Sports Club, Knutsford Football Club, Ashley Cricket Club, Rostherne Cricket Club, Knutsford Bowling Club and Egerton Youth Club. As well as the Birkin and Bollin Flyfishers, the Knutsford Lions, Scouts and the Royal Knutsford May Day.

Additionally, the Estate is committed to supporting the National Garden Scheme (NGS), ensuring these vital community initiatives thrive and continue to benefit the region.



Knutsford Millennium Tapestry is on permanent display at the Knutsford Heritage Centre.



Become a friend of Knutsford Heritage Centre for £15 p/year to support the work the volunteers do to keep the history and heritage of the town alive.



Knutsford Heritage centre leader retires after 17 years of service to the history of Knutsford

Honouring Val Bryant's Dedication to Knutsford Heritage Centre

After 17 years of dedicated service, Val Bryant stepped down as Manager of Knutsford Heritage Centre, leaving an enduring legacy. Her expertise in textiles helped preserve the Millennium Tapestry and under her leadership, the centre was awarded The Queen's Award for Voluntary Service in 2018.

The centre plays a vital role in preserving Knutsford's history and we are proud to support its work by providing a home on a non-gratis basis, ensuring it remains at the heart of the community. Thanks to Val's passion and commitment, it has flourished as a hub for local heritage. As she begins her well-earned retirement, we thank her for everything she has done to celebrate and safeguard Knutsford's past.

A ROYAL AFFAIR SINCE 1887

WE REMAIN ETERNALLY GRATEFUL TO THE ROYAL MAY DAY COMMITTEE FOR THE ROLE THEY PLAY IN KEEPING THE TOWN'S LEGACY ALIVE. MR & MRS BROOKS ARE PROUD PRESIDENTS OF KNUTSFORD ROYAL MAY DAY.



The Knutsford Royal May Day 2024 was another huge success and in 2025 the town will celebrate its 161st anniversary. For over 160 years, Knutsford Royal May Day has been a cherished celebration, bringing the town together in a colourful display of heritage and community spirit. Dating back to 1864, when Rev. Robert Clowes first introduced the tradition, the annual procession has grown into one of the country's most renowned May Day festivals. Each year, hundreds of children, dressed in traditional costumes, parade through the streets, accompanied by the May Queen, ahead of arriving on Knutsford Heath for the May Queen crowning ceremony.



Watch the Royal May Day in Action. Scan the QR Code.



Restoring Black Poplars on the Tatton Estate

With only 7,000 black poplars left in the UK, a pioneering tree-planting project on the Tatton Estate in Cheshire is helping to restore the fortunes of this rare and important native tree.

Our food, farming, and environment team has been working in partnership with Chester Zoo, which runs a specialist breeding programme to produce 100% genetic black poplar clones.

The black poplar is Britain's most endangered native timber tree, with just 7,000 remaining nationwide—of which only 600 are female. In Cheshire, fewer than 400 remain, and as an aging population, they are at risk of disappearing altogether.

Traditionally, black poplar timber was used for cartwheels, matches, wagon bottoms, and floorboards due to its natural shock absorption and fire resistance. Beyond its practical uses, it plays a vital role in biodiversity: its catkins provide early pollen for bees and insects, its seeds are a food source for birds, and its leaves support caterpillars and moths.



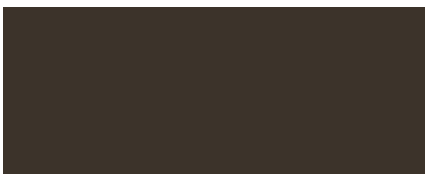
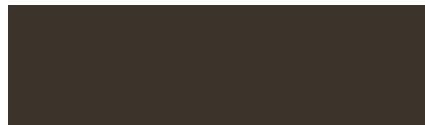
There are around 150 known genetic varieties of black poplar, and part of the conservation effort involves taking cuttings to propagate new trees and replace those reaching the end of their lifespan. One of the trees we planted is particularly rare—there is only one wild specimen left, located between Nantwich and Crewe. Three of the other trees come from Cheshire, and one from Manchester.

This planting initiative is part of our Trees for Climate project at Arden Park on the Tatton Estate. The trees have been planted along riparian zones, which are increasingly prone to flooding. By relocating cattle from these areas, we will help reduce soil poaching and diffuse pollution. Meanwhile, the trees' roots will stabilise the riverbanks, improve water retention in the soil, and contribute to carbon sequestration.

This project is a crucial step in preserving one of Britain's rarest trees while enhancing local ecosystems for generations to come.

A WARM WELCOME TO NEW TENANTS

In 2024, we welcomed a range of independent and national businesses to the Tatton Estate. From health and wellbeing, exceptional cuisine, a distillery and a national beauty academy. The Tatton Estate is home to a thriving business community.



Interested in moving your business to the Tatton Estate? [Contact us](#) for property availability or to be placed on a wait list for when a suitable property becomes available.

SIGIRIYA BRINGS THE FLAVOURS OF SRI LANKA TO KNUTSFORD

In 2024, Sigiriya chose Canute Place, Knutsford, as the home of its second authentic Sri Lankan restaurant, following the success of its flagship venue in Hale.

Under the direction of Don Buddhika, the restaurant has transformed a key town centre location, blending Sri Lankan-inspired furnishings and fabrics to create an inviting space that complements its vibrant and flavourful menu. With a focus on authenticity, 80% of the menu showcases traditional Sri Lankan dishes, ensuring a truly immersive dining experience.

Guests can savour classics like Ceylon Chicken, Elumas Curry, and Fish Curry, alongside unique takes on global favourites, such as Beef Steak with a Sri Lankan twist, Wagyu Oxtail Curry, and Nasigoreng Noodles. Signature dishes, including Tandoori-charred Jumbo Prawns, Lamb Chops, and Chicken Tikka, offer something for every palate, but the must-try is undoubtedly the Kotthu Roti.

Bringing a fresh and exciting culinary experience to Knutsford, Sigiriya promises an unforgettable journey through the rich flavours of Sri Lanka.

You can book your Sigiriya experience here.



<https://www.sigiriya.live>



THE BLIND PIG KNUTSFORD: A HIDDEN SPOT WITH A SPIRITED TWIST



BEYOND THE DRINKS, THE BLIND PIG IS MORE THAN JUST A BAR, IT'S A PLACE TO GATHER. LIVE MUSIC, SPECIAL EVENTS, AND A COMMUNITY FEEL MAKE IT A STANDOUT SPOT FOR BOTH LOCALS AND VISITORS LOOKING TO SOAK UP KNUTSFORD'S NIGHTLIFE.

Tucked away down a cobbled passage between Detaljer and The Old Sessions House, The Blind Pig is one of Knutsford's best-kept secrets, an independent bar with a relaxed vibe, rustic interiors and a drinks menu worth discovering.

Run by Adam, The Blind Pig blends old-world charm with a touch of creativity. Inside, you'll find a cosy wood-burning stove, repurposed cable reels doubling as tables and a warm, welcoming atmosphere. Upstairs, there's plenty of space to settle in, while outside, the courtyard provides the perfect spot for alfresco drinks when the sun is shining.

Drinks are where The Blind Pig really shines. The bar is known for its signature cocktails, particularly those made with their house-distilled Amos Owens Moonshine- a tribute to the bold spirit of the Prohibition era. You'll also find a well-curated mix of classic cocktails, crisp wines, ice-cold beers and refreshing soft drinks.

If you're after great drinks, good company, and a setting with character, The Blind Pig is well worth seeking out.

📍 Find them just off King Street, next to Detaljer & The Old Sessions House.



FOLLOW THEM ON INSTAGRAM: @THEBLINDPIGKNUTSFORD

FLAGSHIP INTERNATIONAL BEAUTY ACADEMY RELOCATES TO CHERRY TREE FARM

Girl Boss HQ, a leading international beauty training academy, has moved its flagship location to Cherry Tree Farm, part of the Tatton Estate close to Knutsford and Altrincham.

Situated within a 3,250 sq ft farmhouse overlooking the picturesque Rostherne Mere and conveniently located near the M56, M6, and Manchester Airport, this new academy embodies the founders' mission of empowering women to build successful careers in beauty and aesthetics.

Founded by Kirsty Hughes and Louise Timpson, Girl Boss HQ has successfully trained over 5,000 students worldwide, offering accredited qualifications in aesthetics ranging from beginner to advanced levels (Levels 3, 4, 5, and 6). The new headquarters, designed as a luxurious and tranquil learning environment, promises a transformative experience for students, aiming to provide more than just skills but also a supportive community.



The new training academy not only provides advanced beauty and aesthetic courses for both medical and non-medical professionals but also offers on-site accommodation, allowing participants to enjoy an immersive learning experience. This flagship facility embodies the founders' vision of a space that fosters collaboration and growth, with the ambition of training 10,000 women from around the globe over the next three years. Find out more [here](#).



NEW KNUTSFORD LUXURY BOUTIQUE BEAUTY SALON OPENS ON CHURCH HILL



Tatton Estate was proud to welcome Jessica Stone Salons to Knutsford in November. Located in the prestigious retail space on Church Hill, overlooking St John's church, Jessica Stone Salons exemplifies the kind of business that thrives in Knutsford's vibrant community and one that attracts both locals and visitors alike.

Jessica, a local resident and now business owner, has lovingly restored this wonderful property on Churchill, using colours and materials that complement the local surroundings and environment.

Jessica and her team offer a comprehensive range of treatments under one roof spanning hair, beauty, nails, aesthetics and makeup creating a holistic sanctuary where you can indulge in self-care without compromising on quality or convenience.

She has set out to redefine the traditional salon visit, transforming it into a luxurious, immersive retreat that caters to all beauty needs in a single, elegantly designed space.

She has also created a space that offers shared experiences at their makeup bar - where friends can come together to learn the latest techniques.



Find out more

LINDEN STORES BRINGS CULINARY DELIGHTS TO KNUTSFORD



New for 2024 and nestled on Knutsford's quaint Minshull Street is Linden Stores. Owned by partners Chris Boustead and Laura Christie. Chef Chris moves with the seasons, with a focus on sustainability and a dash of foraged ingredients from around Cheshire.

Thom Hetherington from Manchester's Finest sums up perfectly why Linden Stores is an exciting addition to Knutsford.



"Elizabeth Gaskell, the progressive and quietly radical local, would have approved. We perched on bistro chairs at a table by the bar, clutching an à la carte menu of small and large plates, a short six course chef's tasting menu, and a wine list.

"First up was a glossy ball of duck liver parfait, clinging to a cracker with a jaunty titfer of caramelised apple. The rich texture demanded I rolled it around my mouth like a Wall of Death stunt biker, coating my palate with intense flavours as it melted across my tongue.

"As a benchmark this was up there with the mushroom parfait from Fallow in St James's, and in the small but competitive world of parfait there is no higher praise. Linden Stores had our attention."

For more information visit <https://www.lindenstores.co.uk>

NEW CHAPTER FOR KNUTSFORD'S WENDY DIDDAMS

Celebrating 19 years in Knutsford

A New Chapter for Knutsford's Trusted Opticians. After more than 19 years of dedicated service to family eye care, Wendy Diddams retired last year, marking the start of a new era for the much-loved practice.

Now under the ownership of Ashley, Alex, and Vicky, the team has embraced the opportunity to enhance the space while maintaining the high standards of care that patients have come to trust. With a fresh new look, the practice has expanded its services, ensuring the community continues to receive expert support in both eye and hearing care.



Following a month-long refurbishment from July 12 to August 12, the practice reopened with a third consulting room, a newly expanded dispensing area, and an extended selection of frames, including the stylish Anne et Valentin collection.

To mark the occasion, an official reopening ceremony was held on August 17, attended by Knutsford's Town Mayor, Councillor Colin Banks, alongside Wendy Diddams, celebrating the past, present, and future of this valued local practice.



See more
here

<https://www.wendydiddamsopticians.co.uk>





Thousands gathered at Ashley Hall Showground for The Brit Fest 2024

The Ashley Hall Showground, on the Tatton Estate, was host to the hugely successful Brit Fest, which made its debut with an incredible turnout of thousands of attendees over a spectacular weekend in July.

Hosted for the first time at Ashley Hall Showground, the festival featured an impressive line-up of iconic British music acts, drawing visitors from across the UK. Headliners included renowned artists such as Scouting for Girls, Bonnie Tyler, and Heather Small. The main stage also saw unforgettable performances from T'Pau, Nik Kershaw, Kim Wilde, Paul Young, Sonia, Deniece Pearson, Owen Paul, The Real Thing, Cast, Dodgy, The Feeling, Fleur East, Hot Chocolate, Starsailor, and Reef.

Bonnie Tyler's Saturday night performance was a highlight, while festival-goers also enjoyed a diverse array of bands, choirs, DJs, solo acts, cover outfits, authors, wellness experts, and motivational speakers on the site's ABC+ Warranty Stage. Family-friendly attractions included a funfair and a myriad of food, drink, and shopping stalls, ensuring there was something for everyone.

The Brit Fest 2025 will be held on 4, 5, 6 July at Ashley Hall Showground, secure your tickets [here](#).



CELEBRATING ONE YEAR OF PARK GATE VILLAGE AND A NEWLY FORMED COMMUNITY



One Year Anniversary

February 2025 marks the first anniversary of residents moving into Park Gate Village, a vibrant new community set on the edge of Tatton Park. Developed by Bellway Homes, this phase offers 236 beautiful 2, 3 and 4-bedroom houses, all designed with Bellway's Artisan specification.

A Thriving Community

Since opening in February 2024, Parkgate Village's popularity has been driven by thoughtful design, community spirit and accessible housing solutions.

This development has not only met but exceeded expectations, earning accolades and praise from residents and town officials alike.

Thoughtful Design with Community at its Heart

From the outset, Park Gate Village was designed to foster a strong sense of place. The development features carefully chosen street layouts, distinctive colours and inviting communal areas. At its core is a vibrant central square, where plans are underway to add benches, a play area, or art installations—creating a true hub for connection and engagement.

Knutsford town councillors, including previous Mayor Stewart Gardiner, have praised how seamlessly the development integrates into the local landscape, with a lovely setting and thoughtful design setting a new benchmark for developments in Cheshire East.



ACCESSIBILITY & SUSTAINABILITY WAS VITAL FOR PARK GATE VILLAGE



The true heart of Park Gate Village lies in its residents. The community is home to families and individuals who have found their dream homes via the range of properties available at various price points.

Accessibility has always been a key driver for this development with properties catering to a broad demographic. To further support buyers, Bellway recently introduced an initiative offering up to £15,000 to assist with moving costs boosting accessibility and demand.

Find out more about Park Gate Village [here](#).

Award-Winning Quality

The meticulous planning and high standards of Park Gate Village have earned national recognition. In August 2024, Gavin James received the NHBC Pride in the Job Quality Award, reaffirming Bellway's commitment to building homes that combine craftsmanship and excellence. Gavin was selected from over 8,000 managers whose sites have been inspected over the past year.





BLUEBELL VILLAGE

In June 2024, Bluebell Village, was awarded outline planning consent as part of Tatton Estate's commitment to delivering a sustainable and well-designed community in North West Knutsford.

Bluebell Village, a 34-acre mixed-use development, will feature 225-250 new homes, a 50-bed care home, a local centre and essential infrastructure improvements, including enhanced footpath and cycle connections and accessible public open spaces. This development is part of the Cheshire East Local Plan and reflects Tatton Estate's vision for creating a connected and sustainable community.

The project will bring significant financial contributions to the local community, including approximately £2.7 million through S106 contributions for local schools, highways, healthcare, sports and recreation facilities.

We aim to integrate our community, economy and environment to deliver sustainable developments.

The Estate has collaborated closely with the community, local stakeholders, the planning authority and statutory consultees to secure this approval.

Additionally, there will be £2 million in Community Infrastructure Levy (CIL) payments, with 25% directed to Knutsford Town Council for local infrastructure projects.

The approval of the Bluebell Village project is a testament to our dedication to delivering sustainable and well-connected communities.

This development will not only provide much-needed housing and facilities but also contribute significantly to the local infrastructure, enhancing the quality of life for both new and existing residents.

Find out more and access our timeline and Q&A document at www.bluebellvillage.co.uk

A NEXT-GENERATION MOTORWAY SERVICE AREA FOR EAST CHESHIRE

On 23 May 2024 we received communication from the Department for Levelling Up, Housing & Communities which notified us of the Secretary of State's decision to call in this application.

Tatton Services is a joint venture between Westmorland Family, known for its facilities at Tebay Services on the M6, Gloucester Services on the M5 and Cairn Lodge Services on the M74, and the Tatton Estate, built on Tatton Estate land. The new motorway service station, if approved, would bring significant local benefit to East Cheshire.



In May 2024, Tatton Estate Tenant Farmer, Dom Fenton and the Tatton Estate Team travelled north to meet the head butcher at Tebay services to share best practices and insights into supplying the UK's favourite MSA farm shop and kitchen.

Tatton Services will deliver a next generation MSA farm shop and kitchen - a joint venture between the Westmorland Group and the Tatton Estate. With a commitment to supply the best local artisan products within a 30 mile radius of the site on the M56, this is exactly the sort of project our farmers and producers need, to build resilient diverse businesses.

Planning was granted approval in March 2025.

For more information visit www.tattonservices.co.uk





WESTMORLAND CATTLE
PHOTO BY ANNETTE MCDONALD

RETAIL AND HOSPITALITY SHINE BRIGHT FOR THE 2024 HOLIDAY SEASON



Knutsford's retail and hospitality scene was captured by local student photographer Francesca Tasho.

PHOTOGRAPHY BY FRANCESCA TASHO



The magic of Knutsford lights in December showcase the town at its festive best. Everyone came together to light up restaurants, shops, and even the streets. Thank you to Knutsford Town Council for coordinating another wonderful light switch on weekend.

We invited local photography student Francesca Tasho to photograph the magic of Christmas for us and we think she captured it beautifully.

Let us know which sections of the community you would like us to capture next by emailing info@tattonestate.com

LOOKING AHEAD TO 2025

As custodians of Tatton Estate, our mission remains steadfast. To be a diverse, progressive and responsible estate that protects the future for generations to come.



As custodians of the Tatton Estate, our mission remains steadfast—to preserve the past, enrich the present, and build a sustainable future for generations to come. In 2025, we will continue to champion projects that enhance our environment, support our communities, and strengthen local partnerships.

One of our most ambitious environmental initiatives, the Woodland Creation Project, will take significant strides forward this year, contributing to habitat restoration, biodiversity enhancement, and carbon offsetting. Working alongside the Local Nature Partnership, we will expand efforts to protect and restore natural landscapes, ensuring that sustainability remains at the core of everything we do.

Our commitment to shaping sustainable communities also continues with the next phase of Bluebell Community Village. This development will provide much needed homes, a care facility, and vital infrastructure to support the wider Knutsford area. Meanwhile, a decision on Tatton Services will play a crucial role in shaping future infrastructure, enhancing local connectivity, and creating new opportunities.

Collaboration remains key to our approach. Through strengthened partnerships, we will drive forward initiatives that protect the environment and help offset carbon, ensuring a responsible balance between progress and conservation. At the heart of our commitment to people is the launch of the Tatton Estate Foundation, a dedicated initiative designed to fund and support local community projects, further strengthening our role in fostering social impact.

As always, our dedication to sport and community projects remains unwavering. We will continue to work with local organisations, supporting initiatives that bring people together, encourage active lifestyles, and build a strong sense of belonging.

2025 is set to be a year of progress, collaboration, and meaningful impact. We look forward to working with our partners, communities, and stakeholders to ensure that Tatton Estate continues to be a place where people, nature, and opportunity thrive together.

If you would like to find out more about Tatton Estate, or have any ideas about how we can support the community, please get in touch. info@tattonestate.com or visit www.tattonestate.com



TATTON ESTATE

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