



GARROWBY  
ESTATE

# GARROWBY RUSH

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MOUNTAIN BIKE CENTRE



# Project team

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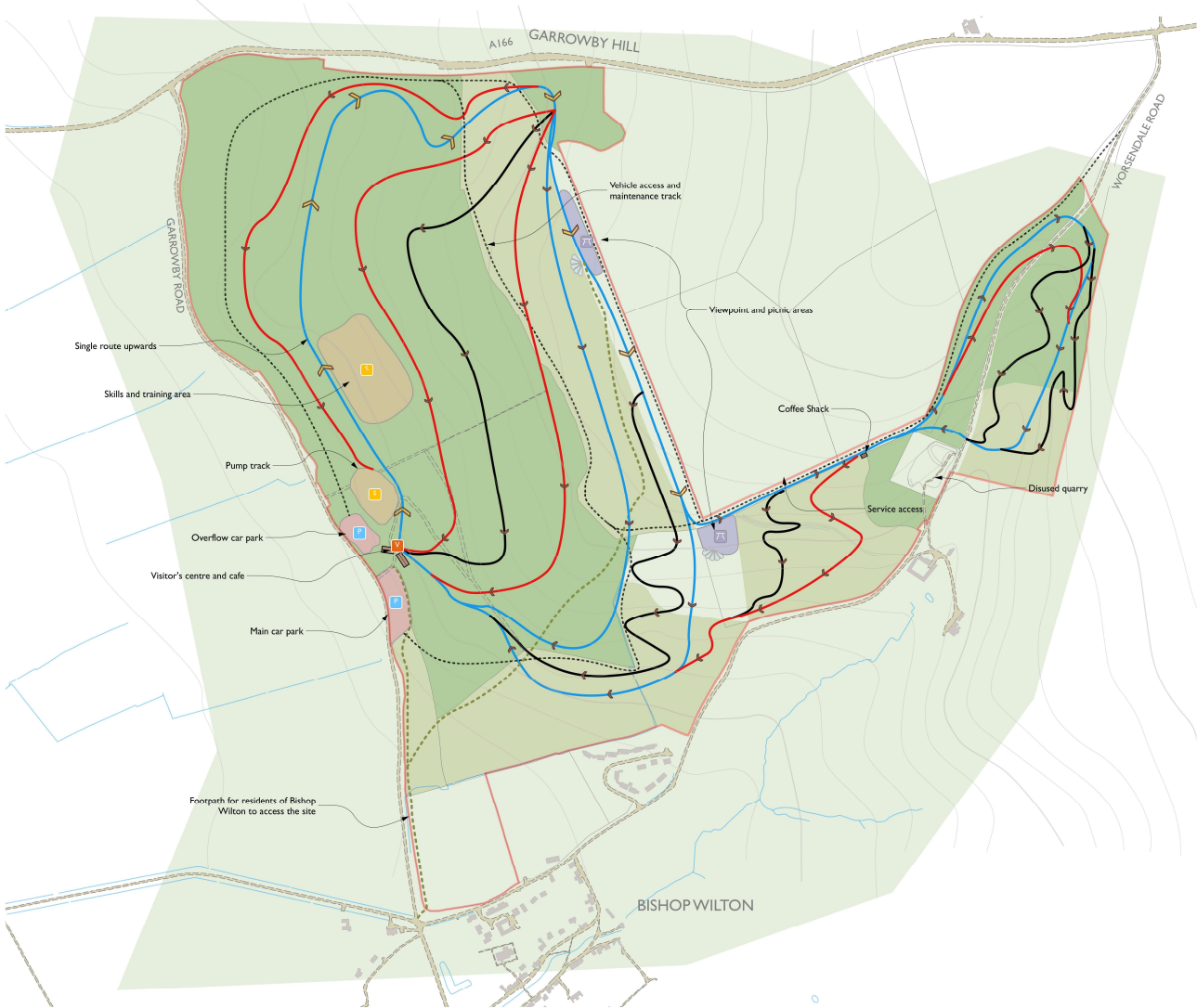
# Project Outline

This venture proposes to create an attraction for **mountain biking** on a 200ac site delivering a range of trails from blue through to black. The site would offer a visitor centre with **café, bike shop, bike hire**, a **workshop** and other facilities including car parking, toilets, showers and a bike wash. Within the trails will also be a **pump track** and a separate **skills** area as well as designated **walking** routes. The visitor centre building will utilise **renewable** technology and will harvest rainwater.






# Project Summary

- To create a high standard mountain bike centre with trails catering for all age groups and standards covering approximately 80 hectares (200 acres)
- To provide a pump track and skills area
- To incorporate facilities for walking, running and relaxation in beautiful surroundings
- To provide a catering offer for all visitors in an environmentally friendly building
- To develop a bike shop and repair workshop
- To create 65 acres of new woodland to dovetail the existing plantations

# Site Masterplan







**Key:**

-  Car Park/Overflow Car Park
-  Visitor Centre/Attraction
-  Skills Area
-  Picnic Area
-  Viewpoint

-  Proposed deciduous hardwood planting
-  Existing woodland
-  New Footpaths
-  Vehicular Access
-  Site Area

**Bike Trails:**

-  Moderate Route
-  Hard Route
-  Extreme Route
-  Direction of Travel



# Centre Building



# Centre Building





# Centre Building



# Internal Layout





# Sustainability

- Renewable technologies for electricity and heating
- Green roof
- Rainwater harvesting
- High level of insulation



# Aims and Objectives for Garrowby Rush

- To create a financially viable business to diversify the Estate's portfolio
- To create a mountain bike centre which provides enjoyable, exhilarating and challenging trails for riders of all standards
- To plant 50,000 new hardwood trees over 65 acres
- To open up 200 acres of woodland to the residents of Bishop Wilton parish and to the wider public for walking, running, relaxation and appreciation of wildlife – free of charge
- To create new jobs and training opportunities
- To encourage the growth of cycling which is a healthy, quiet sport

**Halifax Estates intend to retain ownership and management of Garrowby Rush to ensure full control of every aspect of creating and running the facility.**

# Benefits to the Local Community

- Discounted use of the mountain bike trails for Bishop Wilton parishioners
- New employment opportunities
- Free access to specifically designed walking routes for all the family in private woodland
- A boost to local businesses such as the Fleece Inn, Bishop Wilton Community Shop and Wolds Edge Holiday Lodges
- Provision of a café which will use good quality, locally sourced ingredients

# Planning Considerations

- Building design
- Traffic
- Landscape
- Lighting
- Noise



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