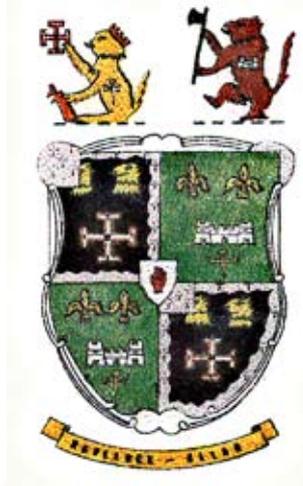


Blackwell Grange Golf Club



The Pre~Invitation Years 1693 ~ 1974

Our Heritage
by

Arnold Hird & David Youldon



Blackwell Grange Golf Club 25th Anniversary of Gentlemen's Invitation Day 1974 ~ 1999

Over the years Gentlemen's Invitation Day has become a celebrated part of Blackwell's tradition.

It is an event which is held in high regard by all those who have participated, epitomising as it does the spirit of friendship which is so evident within the Club and throughout the game of golf.

It is now 25 years since its inception in 1974 during Tony Foy's year of Captaincy and during that time the hands of friendship which symbolise the event have greeted one another through the years.

However, the traditions within Blackwell extend much further back in time and so, as part of this commemorative event, it is appropriate to reflect upon our heritage.

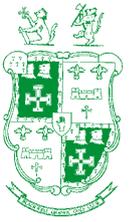
As we approach the millennium we can look forward with confidence and enthusiasm and remember the accomplishments of the 20th Century with pride and appreciation.

May 1999



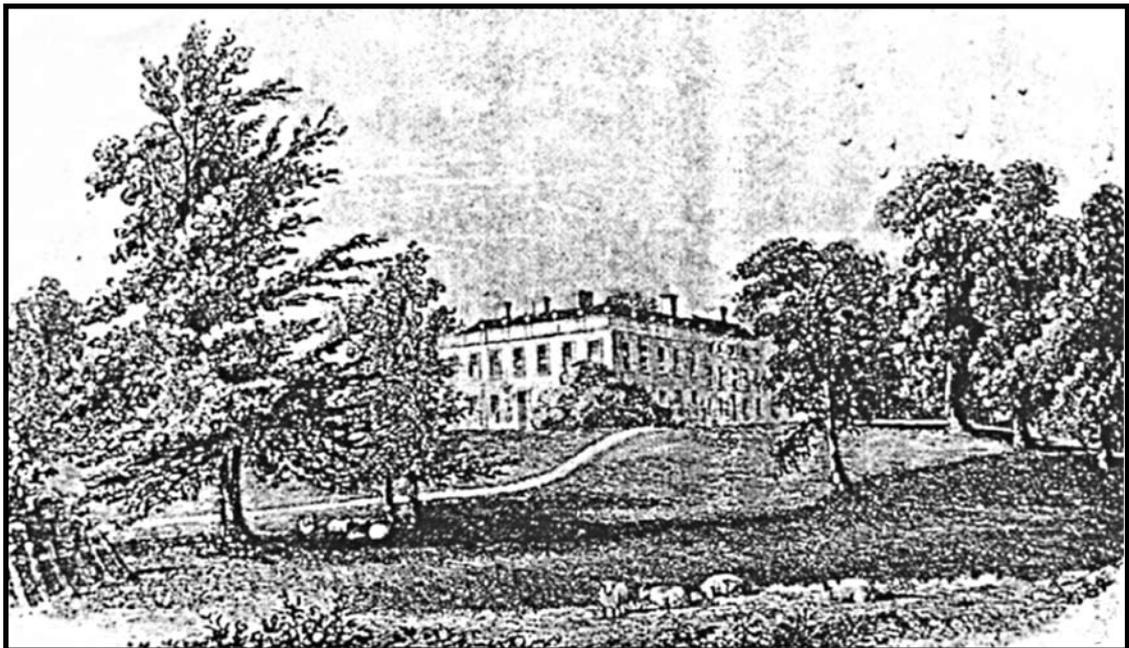


The Early History



Darlington possesses few historic buildings but in Blackwell, an area that used to lie just beyond the borough boundary, there were two notable edifices interconnected by a family that can be traced through 300 years of Darlington's history. One building was Blackwell Grange, the other Blackwell Hall, and it was from the latter that the roots of Blackwell Grange Golf Club have stemmed.

Both houses were connected with a family that became paired with Darlington when George Allan, born in 1663, came to the town and made his fortune as a trader: largely through a government contract to supply salt which was a particularly important ingredient of life in those days. Much of the salt was mined at Hartlepool and then carried in wagons along Salters Lane into Darlington for distribution.



George Allan, general merchant of Darlington, was born in Yarm in 1663. He began to build Blackwell Grange in 1693 and eventually completed it in 1710 before adding the south wing in 1717 on the occasion of his son George's marriage to Thomasine Prescott. During subsequent years the house was passed down through the family until, following the death of Robert Henry Allan, it was inherited by his cousin, Sir Henry Havelock, who adopted the name of Allan as a condition of the will. The house remained in the hands of the Havelock-Allans until it was sold and later converted into a hotel.

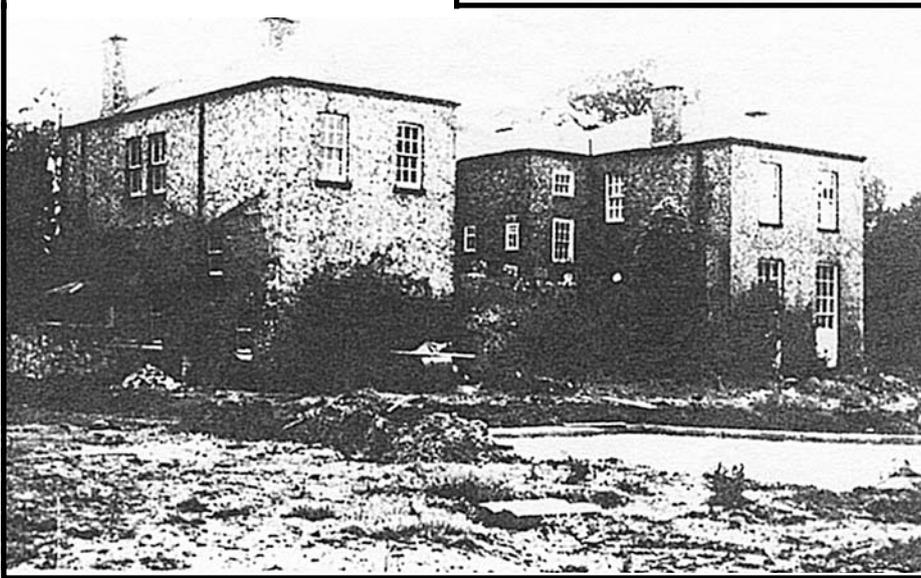
During the latter part of the 19th Century, Lieutenant-General Sir Henry Havelock-Allan came into possession of Blackwell Grange. Following his death in the Khyber Pass in 1897 he was succeeded by Sir Henry Havelock-Allan who died in more peaceful circumstances in 1953. It was at this time that ownership of the Grange passed to Darlington Corporation.

Blackwell Hall
(Front view)



Blackwell Hall was built in the late 18th century as a mansion house. It was a brick building with wings running back from a narrow frontage comprising of two-storey bow windows, rising to Gothic castellated turrets.

The house was sold by Sir Henry Havelock-Allan in 1930 to W. Stanley Robinson, the Darlington auctioneer. He lived in the Hall until 1940 when it was converted into a private residential hotel. It continued, with a few residents and regular visitors, until 1963 when it was sold to Raine Brothers, building contractors. In 1965, it was demolished to make way for houses in Blackwell Grove.



Blackwell Hall
(Rear view)
From the area near
the present practice
putting green.

Blackwell Hall's ownership was transferred from the Havelock-Allans earlier in the century when Mr W Stanley Robinson bought it as a private residence, together with the adjacent parkland. He decided to engage Mr Fernie, a well-known Tyne-side professional, to plan and construct a nine-hole golf course. The area of this course was greater than the 'home' part of the present course as the houses in Briar Walk and Briar Close now stand on part of the original course. The estate plan of John Allan, dated 1840, contains the field plans, the names and acreages of the grounds of Blackwell Hall:-

Reference

N ^{os}	Names of Fields	Quantities		
		A	R	P
1	Mansion House & Pleasure Grounds	0	3	1
2	Pleasure Grounds	2	0	34
3	Cottage and Gardens	0	0	17
4	Cottage and Gardens	0	0	32
5	Cottage and Gardens	0	0	17
6	Plantation	0	0	8
7	Plantation	0	0	20
8	The Park	12	2	12
9	Garden	0	2	1
10	Prescott's Field	3	2	21
11	Robinson's Garth	1	3	20
12	Middle Field	6	2	9
13	Far Field	7	0	27
	Total	<u>35</u>	<u>3</u>	<u>19</u>

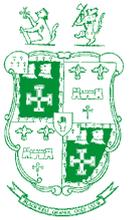
The 25 acres which provide the land for the 'home' part of the present course were known as The Park, Middle Field and Far Field. The little pond is the graveyard of many poor golf shots nowadays and Prescott's Field has become the site of houses and of Briar Close, the road leading to the clubhouse.

The Hall itself was demolished in the 1960s to make way for the houses in Blackwell Grove - although the stables, which were separate from the Hall and part of an earlier manor house, still remain as the dining room section of our clubhouse!

The main part of the clubhouse, despite being of more recent lineage, still has an interesting provenance. Originally a Norwegian building, it was part of the British Pavilion at the 1930 Trade Fair in Antwerp when Stanley Robinson decided to buy it and ship it to England, piece by piece. It was then rebuilt and furnished in time for the official opening of the course on April 18, 1931.



The Official Opening



DARLINGTON'S NEW GOLF COURSE OPENED BY SIR HENRY HAVELOCK-ALLAN

The new nine hole course and clubhouse which have been provided by Mr. W. Stanley Robinson at Blackwell, Darlington were formally opened on Saturday afternoon by Sir Henry Havelock-Allan who congratulated Mr. Robinson on his fine public spirit in having the course constructed. The Mayor, Coun. J. D. Hinks who presided, also expressed his indebtedness to Mr Robinson for having gone to considerable expense having the course laid out and said that one of the first essentials would be the formation of a club. Owing to the rain the exhibition foursome match arranged between H. J. Fernie of the Northumberland Club who supervised the construction of the course and A. Robertson of Dinsdale Spa Golf Club and two amateurs - J. V. Todd and Norman Anderson of the Darlington Club, had to be postponed to a later date.

Although the course is of miniature dimensions - with a minimum distance of 50 yards and a maximum of 150 yards between tee and green it will provide a great test of skill in approach shots and putting. There is good variety, for no two holes are alike, and each green presents an ever changing problem. The playing fees are 6d a round, 1s 6d a day or 1 guinea a season.

Darlington & Stockton Times
April 1931

Blackwell Golf Course.

MR. W. STANLEY ROBINSON
requests the pleasure of the company of

Mr.
and party
at the **Opening** of the above on **Saturday, April
18th, 1931**, at 3-0 p.m.

Sir Henry Havelock-Allan, of Blackwell Grange, Darlington, will perform the opening ceremony.

The Mayor of Darlington (Coun. J. D. Hinks), will preside.

The Professionals, Messrs. H. J. Fernie, of the Northumberland Golf Club, and A. Robertson, of Dinsdale Spa Golf Club, will play the Amateurs, Messrs. J. V. Todd and Norman Anderson, of the Harrowgate Hill Golf Club, in an Exhibition Game. Afterwards the Course will be open for play.

Entrance to the Course by the back gates of Blackwell Hall.

11th April, 1931.

Blackwell Extension

The success which attended Mr. Stanley Robinson's venture in opening a pitching and putting course at Blackwell last year has encouraged the Darlington auctioneer to extend the course to 12 greens, and the new greens will be open for play tomorrow.

The additional greens have been laid by Mr. Fernie, the well-known Tyneside professional, and they have been so constructed that the way in can be altered to vary the play.

Several of the old greens have been rested and relaid with the best of turf, and the course should play considerably better than in its opening season. The distances of the holes are as follows:-

1, 130 yds.; 2, 190 yds.; 3, 110 yds.; 4, 125 yds.; 5, 160 yds.; 6, 150 yds.; 7, 125 yds.; 8, 120 yds.; 9, 195 yds.; 10, 210 yds.; 11, a short pitch and extra large bunkers.



Blackwell Golf Course

Darlington's Popular Rendezvous.

Nine Bunkered Greens

Open for Play.

Cafe.

THE IDEAL

Holiday in the Country

You can } Play 1 round for 6d.
 } Hire 3 clubs for 3d.
 } Play ALL Day for 1/6.

Try Your Skill Without Criticism.

This Course is designed for you.

On account of the increased demand for season tickets the charge has been raised to one and a half guineas, but the charge for day tickets remains at one and six, or six pence for each round.

In the near future it is hoped to obtain the handicaps of regular players on the course, and afterwards to run several competitions.

The course is laid amid beautiful surroundings, and should prove a popular venue for golfers this summer.

WHERE DARLINGTON GOLFERS PRACTISE THE SHORT GAME

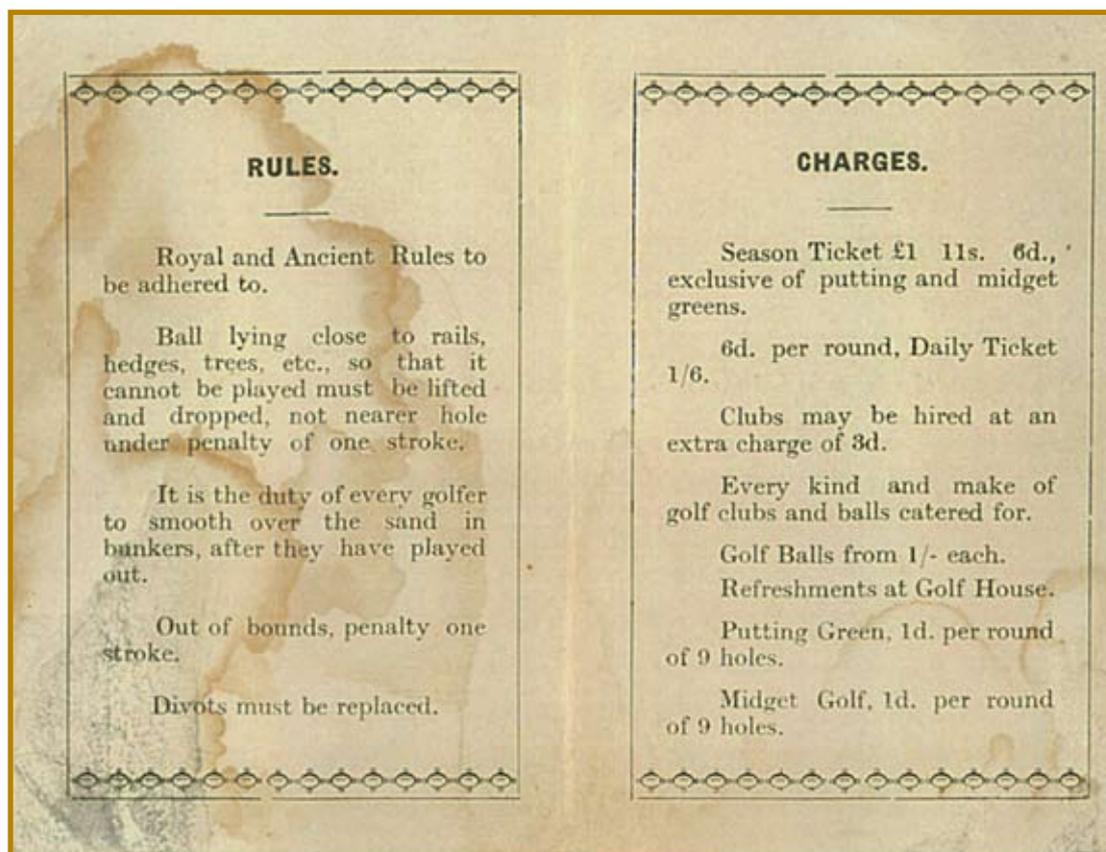


Three "picturesque views
of the 12-hole pitching and
putting course at Blackwell,
on the outskirts of Darlington."
ton."

Sports Despatch
Saturday, 14 May, 1932



Although Blackwell quickly became established as a public course with many casual golfers hiring clubs and enjoying their golf at 6d a round or 1s 6d a day, it was the season ticket holders who created the nucleus of what was to become Blackwell Club.



'The Good Old Days'
(Reported to be 1935)

A 'nineteenth hole' soon developed and nearby residents were encouraged to become social members. Golfers' teas were available at a cost of 1s 6d and tennis could also be played. A club was forming and the hopes expressed at the Official Opening Ceremony were finally realised when, in 1938, Stanley Robinson signed a tenancy agreement to hand over responsibility for the running of the club to the members.



The Lease & War Years



The signing of the tenancy agreement on the longest day of 1938 was a milestone in the history of the club. The agreement, signed by Stanley Robinson on behalf of the Blackwell Hall Estate Company Limited, let to the tenants:

"ALL the premises situated at Blackwell Lane Darlington and at present occupied by the Blackwell Club and consisting of Club Rooms Kitchen Stillroom and premises (includingthe Antwerp Hut recently erected) together with the furnishings fixtures and fittings belonging to the Landlords set out in the Schedule hereto"

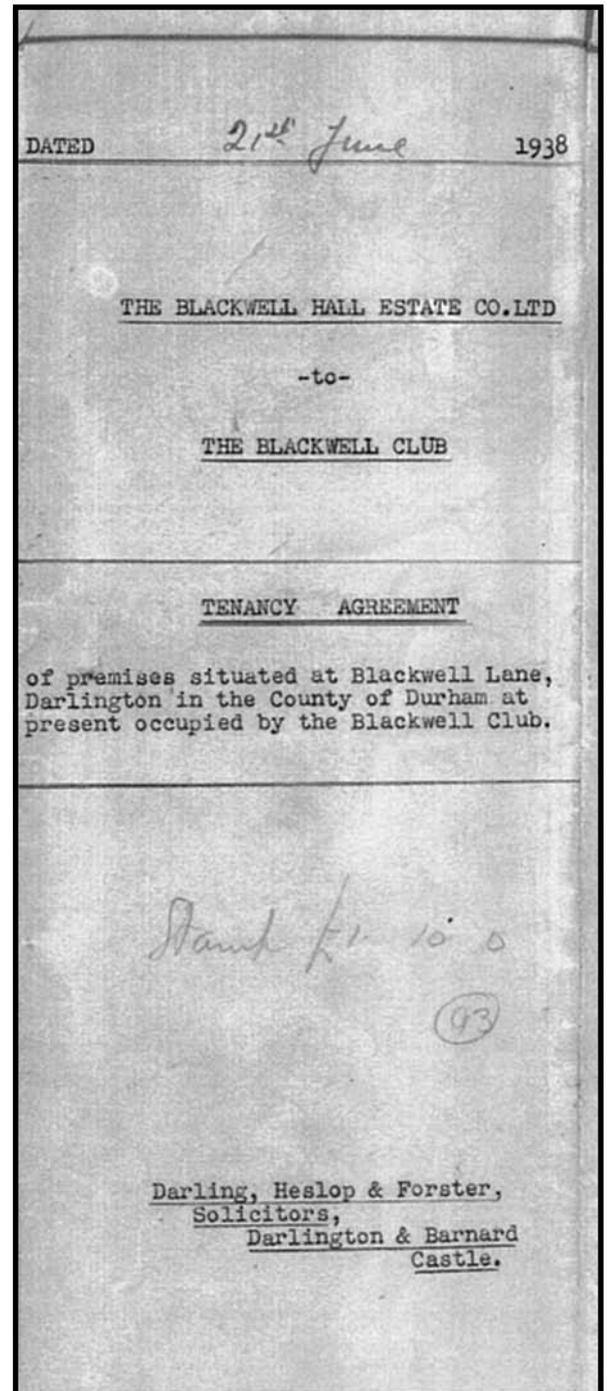
The rent was to be two pounds per week and, as a condition of the agreement, the club had to be open from 10 a.m. to 10 p.m. each day in order to:

"provide all members and visitors to the Blackwell Golf Club whether members of the social club or not at all reasonable times accommodation for and reasonable supply of Teas Mineral Waters and other non-alcoholic refreshments"

Interestingly, whilst the tenancy agreement refers to the club as both Blackwell Club and Blackwell Golf Club, the committee further extended the name to Blackwell Golf Social Club.

About this time, another development was taking place which would have a long lasting effect on the golf course - but not in the way that was intended! A licence was confirmed for the building of a hotel at the corner of Carmel Road South and the Richmond Road. This was to be a 'commodious building' known as Blackwell Hotel.

In 1939, because of the war, the building of the Blackwell Hotel was stopped and



£50,000 HOTEL TO BE BUILT AT BLACKWELL

DARLINGTON COUNTY MAGISTRATES GRANT LICENCE

An application for a provisional licence for a £50,000 residential hotel to be built at Blackwell by Eglinton Hotels Limited was granted by Darlington County licensing magistrates on Monday. Making the application Mr C. C. Darling said Eglinton Hotels had chosen Blackwell for the first of a series of hotels in situations away from the noise of towns. Darlington was ideally placed as a break between England and Scotland. Mr E. B. Lawson architect of Newcastle said there would be 40 bedrooms in the hotel and 29 bathrooms, of 40 bedrooms, 26 would have private bathrooms.

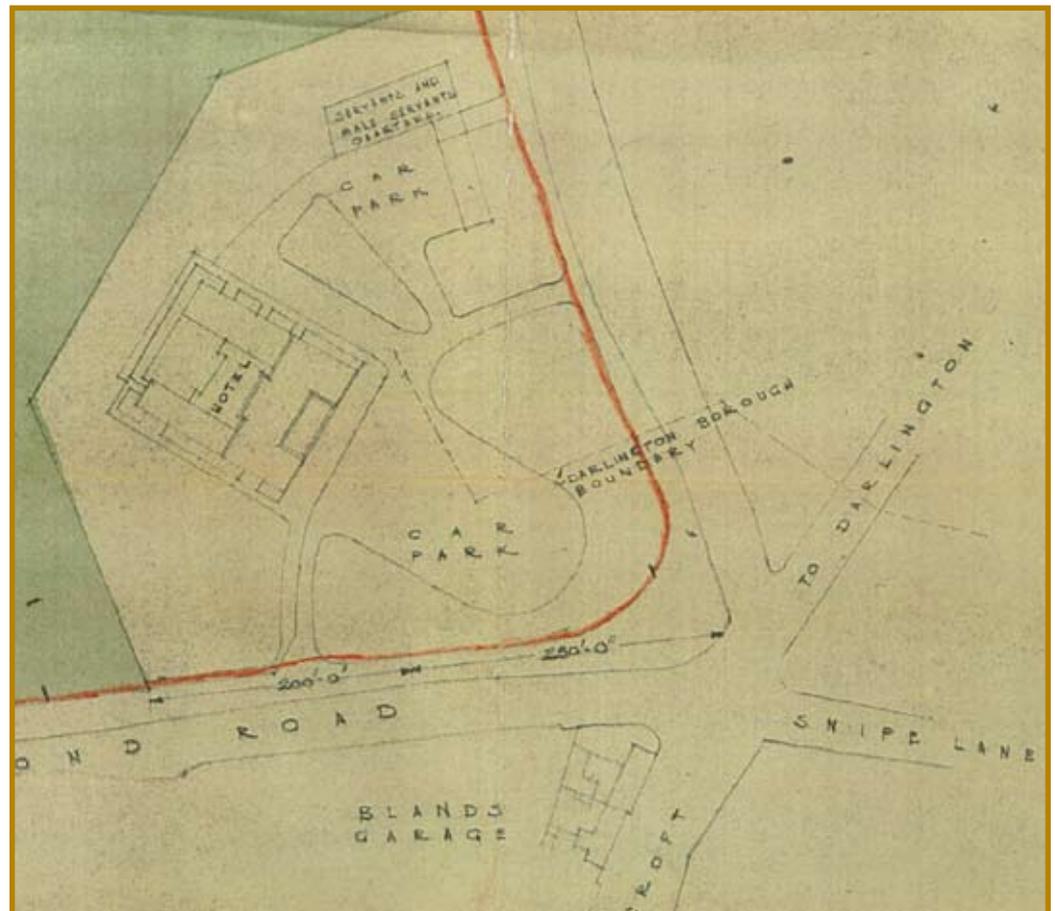
(Darlington & Stockton Times, March 13, 1937)

the diggings for the foundations gradually filled with water creating the large pond now in front of the second tee. Mr E Jones, a junior member at that time, recalled that:

"the abortive effort to excavate a site for a hotel near Bland's Corner spoiled the original layout of the course and the fairways had to be re-arranged."

The course continued to be played during the war years although parts were ploughed up for crop growing. Sheep also grazed on the land.

When peace was restored the 'old nine-hole' course was built and the new pond soon became an established feature within a very tight and testing course.





The Swinging Sixties



Prior to 1960, there were only three trophies: the Robinson Cup, which had been presented by Mr Stanley Robinson, the Victory Cup - which was, and still is, open to both ladies and gentlemen, and the Ladies' Rose Bowl. However, golf was now beginning to be taken much more seriously and, in 1960, the Club became affiliated to the English Golf Union.

This heralded a decade of unprecedented development:-



The Club's first captain, Mr Denis Hopley, alongside Mrs Lil Rhind, the Ladies' Section's first captain.

OFFICERS 1960

- Captain:** D. Hopley
- Hon. Secretary:** R. S. Thompson
- Hon Treasurer:** J. R. Bonner
- Committee:** D.Hopley (Chairman), R. F. Mountain (Vice Chairman), J. F Brown, G. E. Crabtree, R. S. Forrest, W. G. Gidley, L. A. Potter, A. E. A. Howe, L. F. Mills, R. S. Thompson, Mrs. E. A. Goodger, and Mrs. J. E. Norris (representing the Ladies' Committee)
- Ladies' Committee:** Miss D. J. Rudd (Chairman), Mrs G. B. Brown, Mrs E. A. Goodger, Miss. M. Graham, Mrs. M. F. Lacelles, Mrs. J. E. Norris, Mrs. L Rhind, Mrs D. I. Thompson.

A competition book was introduced with a list of instructions on the front for the guidance of any committee member running the competition:

BLACKWELL GOLF CLUB.
COMPETITION BOOK.

Notes for the Committee member in charge of
a Competition

Before the Competition:

1. See that the tee boxes have been moved to the Competition tees.
2. Place the notice, "Competition in Progress" on the stand at the entrance to the course.
3. Put out the Competition Book, Score Cards, Envelopes and list of instructions to competitors.
4. Give any assistance that may be necessary to competitors.

After the Competition:

1. Collect Score Cards and mark them with another Committee member. Decide the Winner and Runner-up.
2. Place a notice on the Notice Board showing the Winner, the Runner-up and other leading scores with the necessary details of gross score, net score, handicap and allowance.
3. Pass all score cards to Mr. D. Hopley for any necessary action by the Handicapping Committee.
4. Collect the entry fees and pass to Mr. D. Hopley.
5. Collect sweep stakes and disburse by 2/3 to the Winner and 1/3 to the Runner-up.
6. Return all material to the Committee Locker (No. 7)

Unless otherwise stated on the Fixture List, the starting times of the competition are

The first competition, a medal qualifying round, was held on the 10th April 1960. The entry fee was 1/- (1 shilling = 5^p nowadays) together with 1/- for the sweep. There were six entries and the winner received a golf ball together with 4/- from the sweep; the runner-up received 2/-.

Captain's Day, held on the 1st May 1960, attracted an entry of 18 gentlemen for the morning medal and 22 ladies and gentlemen for the afternoon mixed foursomes. Interestingly, the winner and runner-up of the men's competition were destined later to become captains of the Club: Ian Davie and Bill Bainbridge. They each scored a net 62 and received a travelling clock and brush set as prizes.

The number of trophies began to increase and in 1961 the first Club Championship was played. The trophy was named after the brewery that presented it - The Flowers Cup - and, as it was over 36 holes, the entry fee was increased to 2/6^d. Ian Davie was the first winner, with two fine net scores (78 -16 - 62 and 75 -16 - 59). The same year also saw the introduction of the Good Companions Cup which was initially played as a 36 hole, mixed foursome, medal competition. The winners were Nel Spittlehouse and Bob Mountain, in his year of captaincy, with a net 140. The competition was converted into its present matchplay format the following season.

1962, saw the competitions continuing to grow with average entries of over 25:



COMPETITIONS	
Captain's Day :	See Notice Board for announcement of programme.
Victory Cup :	Bogey Competition open to all members.
Robinson Cup (Men) :	Match play on current handicap. Entry list closes April 30th.
Good Companions Cup :	Mixed Foursome Match play on current handicap. Entry list closes April 30th.
Flowers Cup (Men) :	36 Holes Medal Competition. Draw for starting times. Entry list closes August 18th.
Mixed Foursome :	Draw for partners and starting times. Entry List closes July 14th.
ROSE BOWL (Ladies) :	Stroke play on current handicap. Entry list closes May 23rd.
Competitors will have priority at all times on the Course over non-competitors.	
All play will be strictly in accordance with the Rules of Golf, and from the Competition Tees.	
Notification of other Competitions will be posted on the Notice Board.	
PLEASE NOTE	
Any member whose subscription is two months overdue will be ineligible to qualify or receive a prize in a Club Competition.	

Over two decades had now passed since the signing of the original lease and during this period the terms had been renegotiated on several occasions. The current conditions provided for the use of the land and associated facilities at an annual rent of £380, but the ten year term was due to expire on the 31st March 1962! A crucial decision had to be made - could the Club purchase the land and clubhouse?

Discussions were entered into and a report included in the agenda for the Annual General Meeting that was to be held on Friday, April 26th 1963:-

BLACKWELL GOLF SOCIAL CLUB

Blackwell,
DARLINGTON.

April 1963

Dear Sir or Madam,

ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting will be held at the Clubhouse on Friday, April 26th 1963, at 7-30 p.m.

The Agenda is as follows :

1. The President's opening remarks.
2. Minutes of the last Annual General Meeting and the Special General Meeting held on 25th January 1963.
3. The Hon. Secretary's Report.
4. The Hon. Treasurer's Report and Financial Statement.
5. Reports of the Social Committee and Badminton Section.
6. Report by the Club's Solicitor regarding the proposed purchase of the Clubhouse and Golf Course.
7. Notice of Motion:
"That the present Rules of the Club be rescinded and replaced by new Rules in the form exhibited on the Club Notice Board, such new Rules to come into operation immediately".
8. Election of Officers and Committee.
9. Any other business.

A copy of the annual Accounts and Balance Sheet for the year ending 31st March 1963 is enclosed.

Members are reminded that subscriptions are now due at the following revised rates :-

<u>Social Members:</u>	Lady or gentleman	3.	3.	0.
	Husband and wife (joint subscription)	5.	5.	0.
<u>Golf Members:</u>	Lady	6.	6.	0.
	Gentleman	7.	7.	0.
	Husband and wife (joint subscription)	12.	12.	0.
	Child under 16	1.	1.	0.
	Junior aged 16 to 18	2.	2.	0.
	Junior aged 18 to 21	5.	5.	0.

Restricted Members (optional): Ladies and gentlemen aged over 60. Play limited to weekdays only. No play on Saturdays, Sundays and Public Holidays.

Lady	4.	14.	6.
Gentleman	5.	15.	6.

A Social Member who is the husband or wife of a Golf Member is entitled to a reduction of £1. 1. 0. in his or her subscription.

Yours faithfully,

J. SCOTT

Hon. Secretary.

COMPANY FORMED TO ACQUIRE PROPERTY

A new Company - formed by the present members - which is negotiating to buy Blackwell Golf Club has been registered in London. It is understood that the Club previously rented its nine hole golf course between Blackwell and Carmel Road South but it is negotiating with its former landlords to purchase the land.

Company register reports that the company will be called Blackwell (Darlington) Golf Social Club Ltd. of the Club House, 58 Blackwell, Darlington.

The Agency says that the income and property of the Club shall be applied solely towards the promotion of its objects.

Mr W. Gidley was named as Company Secretary and the Executive Committee comprised of Mr. R Blaylock, Mr R. R. Rhind and eight others.

(Northern Despatch, November 1963)

The Club became officially incorporated on the 2nd day of March, 1964, and, with unintentional romance, the document was dated the 14th February, 1964.



WE, the several persons whose names, addresses and descriptions are subscribed are desirous of being formed into a Company in pursuance of this Memorandum of Association.

NAMES, ADDRESSES AND DESCRIPTIONS OF SUBSCRIBERS
BERNARD G. BISHOP, 12, Linwood Grove, Darlington. Ophthalmic Optician.
R. BLAYLOCK, 37, Barrett Road, Darlington. Chief Draughtsman.
H. SPITTLEHOUSE, Cowlicott, Merrybent, Darlington. Company Director.
R.R. RHIND, 34, Woodvale Road, Darlington. Insurance Official.
G.E. CRANTREE, 14, Carmel Gardens, Darlington. Company Director.
J.G. DAVIS, 245, Parkside, Darlington. Wool Blending Manager.
W.G. SIDLEY, 65, Swaledale Avenue, Darlington. Company Manager.
E. ROBINSON, 68, Thornhires Crescent, Middleton-St. George. Driver.

DATED this 14th day of February 1964.

WITNESSES to the above signatures :-
STANLEY N. WALTON,
Solicitor,
35, Bondgate,
Darlington.

The cost of the freehold land and buildings was reported in the 1965 Statement of Accounts as £12000 plus £704-7s-0d legal expenses. This was financed by a mortgage from the Darlington Building Society of £7500, loans from members of £2951, and the remainder from Club funds. The support received from members was a major factor in the success of this venture with over 80 members contributing amounts ranging from £5 to £200.

Now that the Clubhouse was owned by the Club, its development became a priority for the committee. One of the first steps was to provide proper accommodation for the recently appointed steward, Mr John Brown, and his family . A portion of land was purchased from Raines the builders, who were in the process of developing the Blackwell Hall site, and a bungalow built at a cost of £2900 - of which £2250 was borrowed from the Darlington Building Society. The Honorary Secretary and Treasurer at the time was W. G. (Bill) Gidley who reported at the 2nd AGM of Blackwell (Darlington) Golf Social Club on the 15th July 1966 that:

"... we are in the process of building a bungalow for the steward and his family and we trust that they will be re-housed this winter.

Our membership is very strong, as follows:-

Playing members	275
Junior playing members	20
Non-playing members	295
Hon. Life members	10..."

To some extent, this meeting witnessed the end of one era and the dawning of a new age. Bill Gidley was deservedly elected a life member, in due recognition of his major contribution to the development of the Club, and a new secretary was elected - J.M.D. (Mac) Solly.

With the completion of the bungalow, attention was now being directed towards the clubhouse and its facilities. The face-lift began with the refurbishment of the lounge and the provision of a separate dining room with proper kitchen facilities. Central heating was installed and the car park doubled in size. The lounge was enlarged by moving the committee room further along the veranda which, when fully enclosed, also incorporated an entrance foyer for the locker rooms and office accommodation.

All of this work had been completed by the end of the decade at an approximate cost of £2000 a year. In addition, the loans from members had been repaid. This



The refurbished clubhouse and extended car park ~ 1970



intense period of development was nourished by a growing membership with a real interest in golf. The profile and terminology associated with the subscription income as reported in the Annual Statements of Accounts provides evidence of this shift in the Club's make-up and outlook:-

1961:	Social	£1008	
	Golf	£590	
	Entrance	£159	
			£1757
1964:	Social	£613	
	Golf	£1717	
	Entrance	£239	
			£2569
1967	Playing	£2204	
	Non-playing	£1211	
	Entrance	£138	
			£3553
1970	Subscriptions	£4586	
	Entrance	£175	
			£4761

This increasing interest in golf was further demonstrated by two other events: in 1967, the Club's name was changed to 'Blackwell (Darlington) Golf Club' and, in the same year, the committee opened negotiations with Darlington Corporation to extend the course to 18 holes.

Golf club seeks lease to extend course

Blackwell Golf Club are negotiating with Darlington Corporation for the lease of 45 acres of land at Blackwell Grange for an extension to the present nine-hole course.

At a meeting between the club and a Finance Committee subcommittee, the club put forward their request for a long lease of the land, with an option to purchase.

Club representatives said they would pay a minimum rent equal to the agricultural value of the land, and construct the course at their own expense.

More parking

They would also allow members of the public to use the whole course on payment of green fees on a scale agreed with the Corporation, without the existing condition that they must play with a club member. If the club were allowed the extra land they would be able to extend their car park. They expected that the new holes would be ready within three years of obtaining permission.

The Finance Committee is to tell the Development Committee that it would not agree to the sale of the land, but would be ready to grant a lease if the Development Committee thinks the proposal appears to be the best way of using the land.

(Northern Despatch, 12 November 1967)



The Early Seventies A Time of Renaissance



It's not enough to dream, there must be a vision.

It's not enough to fix a distant goal, you must know the way.

It's not enough to know the way, you have to start moving,

Sometimes first, often alone.

You cannot merely wish, you have to do,

And do again.



John Scott, Ian Davie, Basil Noble, Ron Sloan, Malcolm Solly, Jim Worswick, Ted Crabtree

**Members of the sub-committee set-up to consider the extension of the course.
The negotiations were not easy and took nearly four years, but they quite literally opened up new vistas for the Club.**

Whilst the sixties had embraced a period of unprecedented development, it was the early seventies that saw much of the vision being converted into reality with the transformation of the course, from nine to eighteen holes, ultimately being realised. However, this transformation wasn't restricted to the physical confines of the golf course. Far wider boundaries were being transcended. A renaissance was taking place and a spirit of adventure and optimism permeated the Club.

The first AGM of this new decade was held on the 26th February, 1970. Two important motions were presented to the members for approval, each reflecting the transformation that was now underway:-

**BLACKWELL (DARLINGTON)
GOLF CLUB LTD.**

REPORT OF THE COMMITTEE

In presenting the Statement of Account for the year ended 30th September, 1969, the Executive Committee wish to express their thanks to all Members for their continuing support for Club activities and to the Staff for their excellent services as evidenced by the sound position of the Club's finances.

The incidence of increasing taxation and rising costs generally continues to present problems but in spite of this the Committee has maintained its policy of carrying out improvements to the Clubhouse. Further improvements which will add to the comfort and enjoyment of the Members are under consideration and will be carried out as soon as finances permit.

Considerable progress has been made with the proposal to extend the Golf Course and the current position will be reported to the Members at the Annual General Meeting, when the Committee will ask for a mandate to continue the negotiations and, if possible, bring them to a successful conclusion.

The names of the Committee during the year were:—

John Hanson Sinclair Scott (*Chairman*).
James Osborne Armes
Bernard Cecil Bishop
George Edward Crabtree
William Ralph Curtis
Ian Galloway Davie
Campbell Brown Dawson
Ronald Dixon
Anthony Foy
Arnold Hird
Basil Noble
Norman Robinson
Ronald Arthur Sloan
John Malcolm Davidson Solly
James Worswick.

The playing of Golf and enjoyment of the Clubhouse facilities continue to be the principal activities of the Club.

JOHN H. S. SCOTT,
*Chairman of the Executive Committee
Blackwell (Darlington) Golf Club Ltd.*

**BLACKWELL (DARLINGTON)
GOLF CLUB LTD.**

Statement of Accounts

for the year ended

30th SEPTEMBER, 1969

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Sixth Annual General Meeting of the Company will be held in the Clubhouse, on Thursday, 26th February, 1970, at 8.0 p.m.

AGENDA:

1. Apologies for absence.
2. President's opening remarks.
3. Minutes of the last Annual General Meeting.
4. Hon. Secretary's Report.
5. Hon. Treasurer's Report and Financial Statement.
6. Notice of Motion.
 - (1) To consider and if thought fit, to pass the following Resolution as a Special Resolution namely: That the Articles of Association of the Company be and are hereby altered by substituting for the existing Articles of Association which shall forthwith cease to have effect, the Articles of Association a draft of which is signed by the President of the Club and is exhibited upon the Club Notice Board.
 - (2) To consider and if thought fit, to pass the following Resolutions as Ordinary Resolutions namely:
 - (a) That the new Articles of Association of the Company shall forthwith be adopted in their entirety as the Rules of the Club in complete substitution for those Rules at present in force which shall cease to have effect.
 - (b) That the Executive Committee be and is hereby empowered to continue and to finalise the negotiations with the Darlington Corporation for the acquisition of additional land and facilities to enable the Club's course to be extended to 18 Holes.
7. Election of Officers.
8. Election of Auditors.
9. Any other business.

J. M. D. SOLLY,
*For and on behalf of Blackwell (D'ton)
Golf Club Ltd.*

1st February, 1970.

The Hon. Treasurer will be pleased to answer any queries in connection with these accounts provided notice is given in writing 7 clear days before the Annual General Meeting.

Both of these motions received the unanimous backing of the membership and the committee was now empowered to finalise the negotiations for the acquisition of additional land and facilities to enable the course to be extended to eighteen holes. However, despite this unanimous support, some reservations were understandably voiced prompting the committee to reassure members that:-

" Should the extension to the course proceed it is the firm intention of the committee to preserve the identity and character of the Club and to continue the policy of friendliness and sociability for which Blackwell is renowned."

This spirit of friendliness, coupled with the membership increasing from 600 to 650, led to the introduction of a reception for new members and, it may even have manifested itself, when the subscriptions were made more user-friendly as a prelude to decimalisation:-

" The use of the guinea will be dropped and fractions of a pound adopted."

Following the AGM, the Club's negotiations with Darlington Corporation continued apace with these naturally being centred on the use of the land surrounding Blackwell Grange. Meanwhile, similar negotiations were underway concerning the future of the Grange itself:-

100-bedroom super hotel on the way

Darlington's hotel problem is almost certain to be resolved by the conversion and extension of Blackwell Grange into a 100 bedroom super hotel. Negotiations between a London consortium of developers and Darlington Council are in the final stages and planning approval from the Council may be given in the near future. If plans are approved the Grange - until recently used by the College of Further Education - will retain its Georgian character completely. Extensions - probably fairly large - will be added but they will retain the original character of the building.

Negotiations have been going on for about eight months, but the Council has been trying for two years to interest developers in Blackwell Grange as a hotel. For that reason alone, it seems probable that, unless there are last minute snags, approval will come soon.

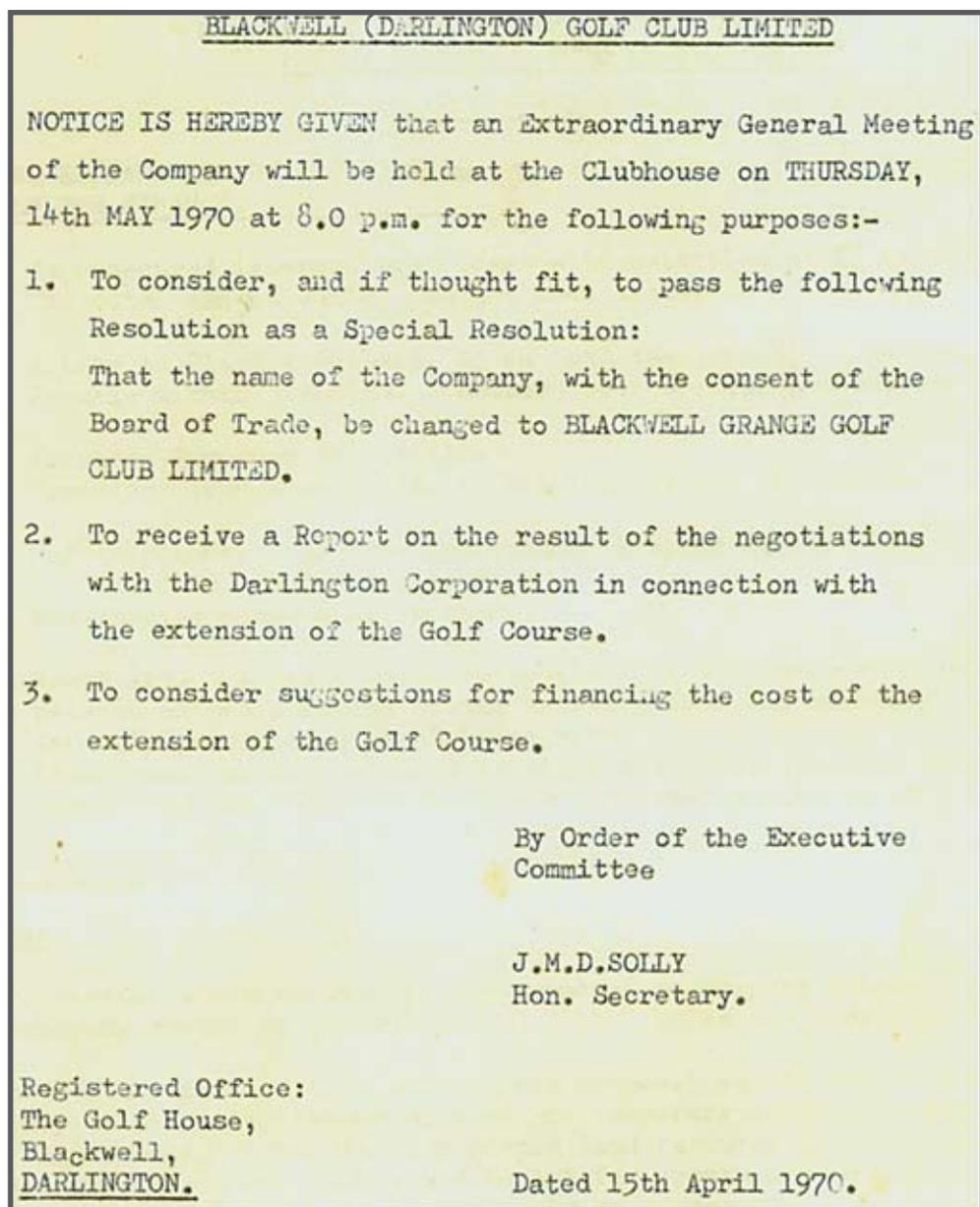
One of the conditions is believed to be that the hotel has a good entrance from Grange Road, expected to become a major link road in the next few years, and an exit onto Blackwell Lane.

Should the plans by the London group be accepted, Darlington could start to grow as the conference centre which many people would like it to be. It would be the largest hotel in the south of Durham.

The King's Head, in Darlington has 72 bedrooms, the Imperial 35 and the North Eastern 25.

(Evening Despatch, 20 June 1969)

The 1970 AGM was an historic and defining moment in the Club's development. The dreams and visions were becoming a reality, the journey had begun although a long and hard road still had to be travelled before the goal of an 18-hole course could be realised. The route that was to be traversed was the subject of an Extraordinary General Meeting, held later that year, on Thursday, 14th May 1970.



Whilst the existence of another Blackwell Golf Club in the south of England proffered a practical reason for the change in the Club's name, the incorporation of 'Grange' into the title was an appropriately symbolic link with the Club's heritage. And so, after several previous changes in identity, the now familiar name of Blackwell Grange Golf Club was adopted.

Of more tangible significance to the members were the proposals for the financing of the golf course extension. An increase in the subscriptions of full playing members from £12 10s 0d to £15 was agreed and a levy of £3 for gentlemen and £2 for ladies introduced alongside. Loans were requested and grant aid applied for.

The development programme for the new course envisaged:

" six holes being ready to play with temporary tees and temporary greens, by the end of the season. The division of land favoured this and, until required, the North Park would be let for grazing. Depending upon progress the playing membership would be increased."

Much of the work would be carried out by volunteers although their use:-
" would be limited to preliminary work, cutting, removing fences, etc., and later on in general maintenance to enable the greenkeeping staff to concentrate on new work. The greens and tees would be constructed professionally and it was a condition of the lease that a professional should be employed."

The Club's greenkeeper, Mr Fred Graham, who had given many years of loyal service, recognised that his health was failing and moved to lighter employment. Sadly, he died later that year and was never to see the course fully extended.

A new greenkeeper was required, so an advert was placed for an experienced head greenkeeper. Mr John Donaldson was appointed from Scotland; he took up his post on the 1st August, 1970. During the intervening period from the end of May throughout the summer months, a team of volunteers worked on the course under the direction of Campbell Dawson. As a result of their efforts, seven holes were opened in temporary form on Sunday, 30th August, 1970.



During the winter months, work continued with the present 12th green being the first to be constructed. Although this was re-constructed in 1997, many members - particularly those with masochistic tendencies - have fond memories of the challenges faced on the original green!

Expert advice was sought and a golf architect, Mr J Pennink, consulted. A report was commissioned from the Sports Turf Research Institute and Jack Burton advised on land drainage and water distribution from a bore-hole.

The 1970 playing season was the last time when play was limited to the old nine-hole course. Nostalgia, will no doubt still tinge the memories of many older members but the reality of the score card with its internal, as well as external, out-of-bounds

fully vindicates the desire for change.

BLACKWELL GOLF CLUB
STANDARD SCRATCH SCORE 62

Player

Mar-ker's Score	Hole	Yds.	Par	* Stroke Index	Player's Score	Won + Lost - Halved O
	1	296	4	13		
	2	295	4	11		
	3	480	5	1		
	4	129	3	15		
	5	264	4	9		
	6	143	3	17		
	7	195	3	5		
	8	184	3	3		
	9	184	3	7		
Out		2170	32			

PLAYER'S SIGNATURE

MARKER'S SIGNATURE

Competition

Date

Handicap Strokes Received

Mar-ker's Score	Hole	Yds.	Par	* Stroke Index	Player's Score	Won + Lost - Halved O
	10	296	4	14		
	11	295	4	12		
	12	480	5	2		
	13	129	3	16		
	14	264	4	10		
	15	143	3	18		
	16	195	3	6		
	17	184	3	4		
	18	184	3	8		
In		2170	32			
Out		2170	32			
Total		4340	64			

HANDICAP

NET SCORE

RESULT

The BEST KEG BEERS

are

NEWCASTLE

 **BLUE STAR**

and

WM. YOUNGER'S

TARTAN BITTER 

SCOTTISH & NEWCASTLE BREWERIES LIMITED

BLACKWELL GOLF CLUB

LOCAL RULES

- The Quarry and the Pond are water hazards. (Rules of Golf Def. 14b and Rule 33 (2)).
- When playing the following holes the adjoining fairways are out of bounds.

Hole being played	Fairways out of bounds
1st/10th	3rd/12th and 9th/18th
2nd/11th	3rd/12th
5th/14th	3rd/12th
9th/18th	1st/10th
- The Tractor Shed and Greenkeeper's Huts are integral parts of the Course and not "Obstructions" for the purpose of Def. 20 and Rule 31 (2).
- Players driving from the 4th (13th) tee take priority over players approaching the 3rd (12th) green. Those playing the 10th hole will alternate with those playing the 1st.

NOTE

- Practice from tees and fairways and on the greens is prohibited.
- Junior Members are not permitted on the Course after 6 p.m. unless playing with a Senior Member and never on Ladies' Day (Wednesday, after 1 p.m.).
- Do not play from the 2nd (11th) tee until the players in front have sounded the bell.
- Balls driven out of bounds into gardens must NOT be recovered except by permission of the householder.

STROKE PLAY

STABLEFORD— $\frac{2}{3}$ ths of handicap.

BOGEY COMPETITION— $\frac{2}{3}$ of handicap.

GREENSOME—6 of the lower handicap plus 4 of the higher handicap.

a half stroke or over shall count as one.

MATCH PLAY— $\frac{2}{3}$ of difference.

Mawer, Printer, Darlington

The old nine-hole score card ~ 1970.

Whilst work continued on the golf course through the spring of 1971, developments were also taking place off the course. A determined effort was being made to promote and project the ethos of the Club by reviving the links with our heritage. Permission was obtained from Sir Henry R. M. Havelock-Allan for the Club to adopt the Havelock-Allan crest and, as part of the discussions, Sir Henry also agreed to become Patron of the Club; he was succeeded in 1975 by his brother Sir Anthony Havelock-Allan. The newly acquired crest was incorporated into the Club's organisational and administrative framework and, as part of this process, emblazoned upon the club tie; the latter being available to members at a cost of " 25/- each, (1.25 n.p.)"

The 1971 AGM, held on Thursday 25th February, saw several changes in the composition of the Executive Committee:- Campbell Dawson was elected Captain, Arnold Hird retired as Assistant (Golf) Secretary to become Vice-Captain, Tony Foy was elected onto the committee and David Youldon became Assistant (Golf) Secretary.

The lease was finally signed on the 24th April 1971 for a term of 60 years from the 1st April 1971. Contrary to previous press reports the area of land surrounding the Grange actually covered about 57 acres. However, even with this additional land, the Club had little room to spare, especially as some of the original course was taken by a road widening scheme at Bland's Corner. The long lease helped the Club to obtain a grant of £7500 from the Department of the Environment. This timely injection of finance, as well as supporting work on the golf course, was also used to improve the changing room accommodation. However, despite this grant aid, the Club's finances were being stretched.

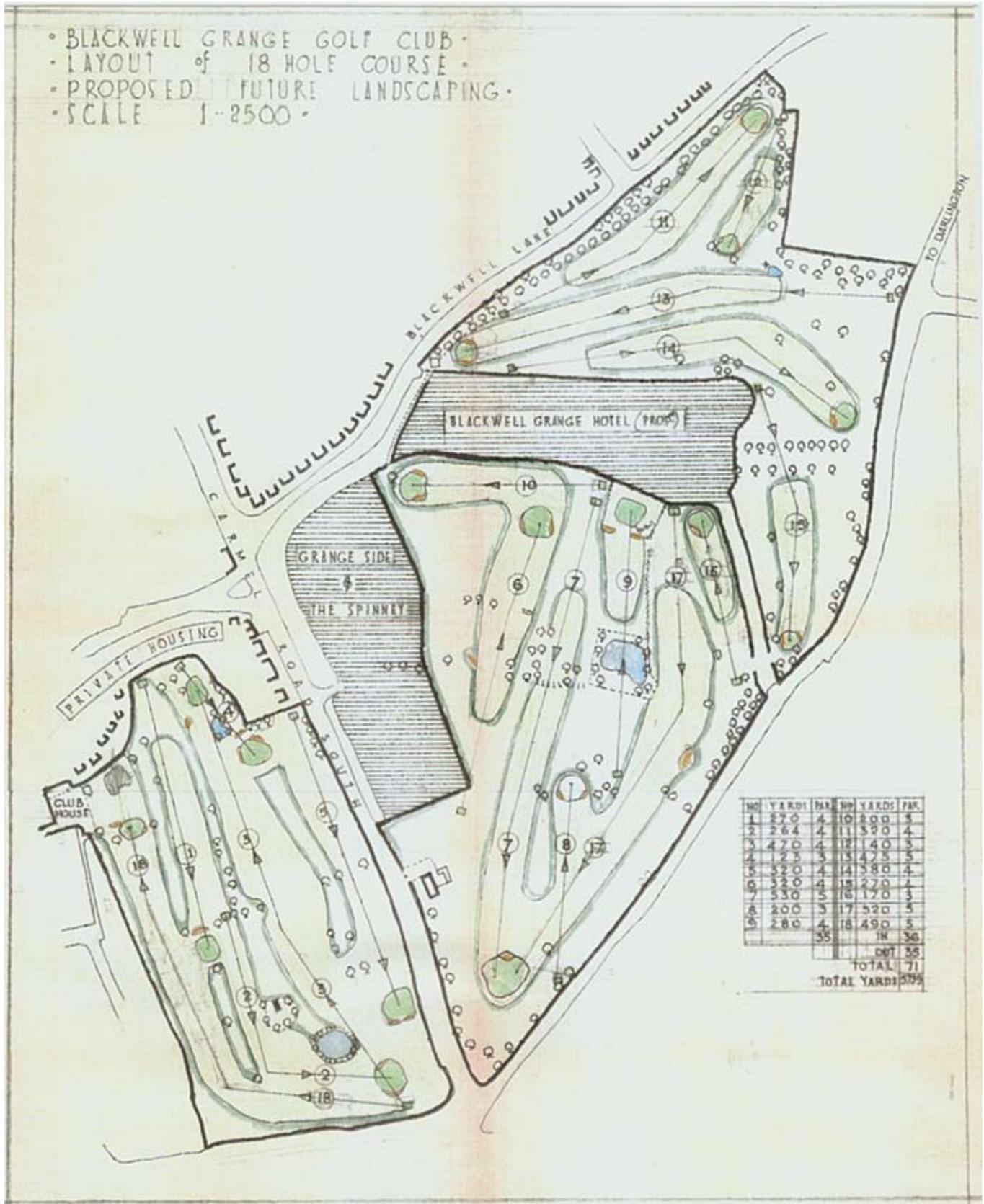
The request to members for loans had realised less than £3000 and, although welcome, this limited success prompted the introduction of several fund raising initiatives including a Development Fund Draw and 200 Club.



Additional income was also obtained by increasing the membership to 750 which, when coupled with the enhanced fees, helped to generate an 80% increase in subscription income:-

1971	Subscriptions	£7404	(£4586)
	Entrance	£1176	(£175)
			£8580 (£4761)

To design a layout for an eighteen-hole course, on a limited budget, within a total area of only 82 acres - comprised of three irregular parcels of land, encompassed by a total of 12 distinct boundaries - can have been no easy task. Nevertheless, much of the original design remains the same today, although significant changes have been made to both the order of play and the actual layout of some holes. These changes were to evolve through a process of trial and error, particularly in the North Park (now referred to as the Paddock), and the course was destined to be played in several ways before today's design was finalised.



The full eighteen holes were opened for play for the first time on Sunday 3rd May, 1971. Fittingly, the competition - The Captain's Prize - was won by Eric Green who, along with Campbell Dawson, had been a key figure in preparing the course for its opening.

It was a momentous year in the history of the Club and this was duly recognised by the secretary, Malcolm Solly, in his report at the 1972 AGM, held on Thursday 27th January:-

".. tribute must be paid to our Captain, Mr Campbell Dawson, for an eventful year in office. He was the first Captain of Blackwell Grange Golf Club to play over a full eighteen hole course - even though it was somewhat rough in places. His was an onerous task which no previous Captain of the Club had experienced nor is it a situation which is likely to recur. The worst is over and future captains will derive the benefits of that pioneering year.

He established a new tradition on his Captain's Day by having a buffet party in the evening. At this, all golfers participating during the day and guests could be present in greater numbers than was possible at the sit-down tea. It was a most successful day. At the end of the season (which saw an average entry of 46 for the 11 men's competitions) the usual prize-giving took place followed by the traditional stag evening."



The momentum continued into 1972 with an emphasis on course development. The drilling of the bore-hole was completed and the new supply of water successfully linked to a distribution system. This work was carried out under the supervision of Jack Burton who later paired up with Campbell Dawson to undertake the role of joint course manager.

The design of the Paddock (North Park) continued to be the subject of considerable debate with a variety of different layouts being played. The following aerial photograph gives an insight into the complexity of the problem and shows the state of the course in 1972: greens were under construction, the trees in the avenue of limes had yet to be felled and the pond on the 15th completely crossed the fairway.



A recommendation at the Executive meeting held on the 30th August, 1972, led somewhat towards a resolution of the arrangements for playing the Paddock:-

- 1 Present 9th to be played in reverse as the 8th from a new double tee serving the 8th and 10th, using newly constructed 8th green.
- 2 Present 8th to be played in reverse as the 9th with a new tee and the 9th green to be in the far corner adjacent to Europa Lodge entrance from Blackwell Lane.
- 3 10th green to be to the right of the present ladies' tee.
- 4 11th tee to be behind the large tree (now felled) affording protection from the 10th fairway. A 'tiger' tee could be constructed later in the extreme corner to add length to the hole.

It was essential to have two trees felled in the avenue of limes.

Further discussions and guidance from the golf architect, Mr J Pennink, slightly modified these arrangements by dog-legging the 10th; thereby effectively endorsing the present layout.

To provide additional services to the members, the head greenkeeper, Mr John Donaldson, was given permission to open a professional's shop; this was created from a disused implement shed and sited next to the caddy car store. Lessons were available at limited times of the week and these helped to support the formation of the junior section which had been formally established at the beginning of the season.

Whilst the golfing season usually provides the highlights of the year for most captains, Arnold Hird's captaincy was to be made particularly notable by a series of unique events that were yet to follow:-

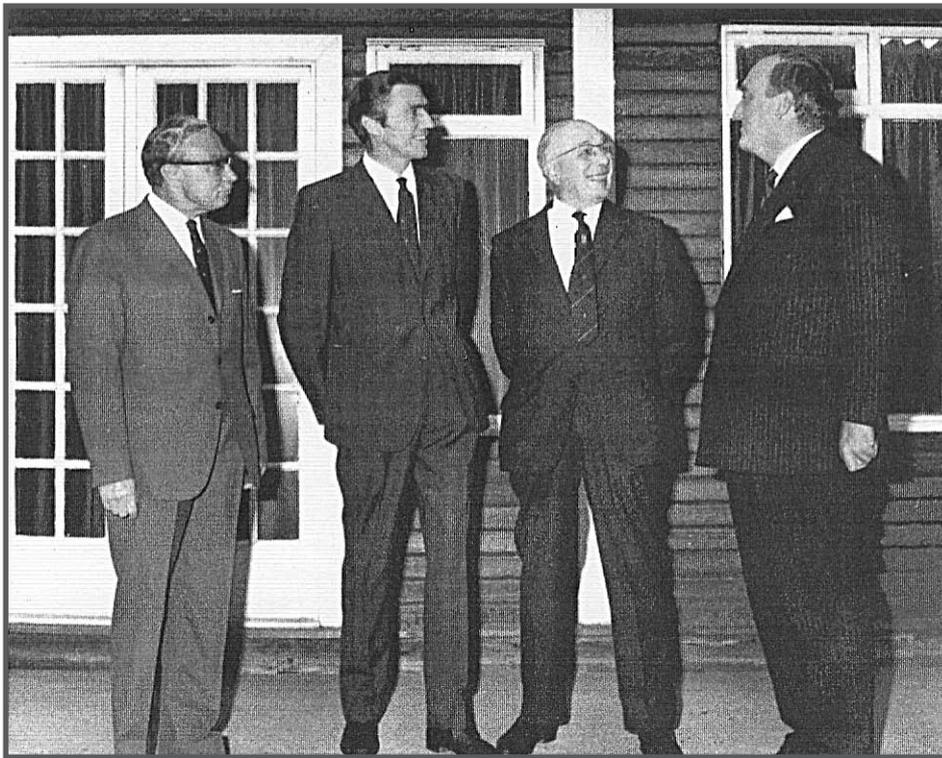
'Eagle' eyes on the bunkers

Police will move onto the Blackwell Grange Golf Club at the weekend - but not for their planned game against the club team.

The police will be keeping a constant watch on the 12 holes which are in the grounds of the Europa Lodge and from Sunday afternoon to Thursday lunch time the 12 holes will be out-of-bounds for club members who will be left with a six-hole course on the other side of the road to the Europa.

"The police have asked us to do this, explaining that they will be keeping a constant watch on the course during the talks," said club secretary, Mr Malcolm Solly.

(Evening Despatch, 19 September 1972)

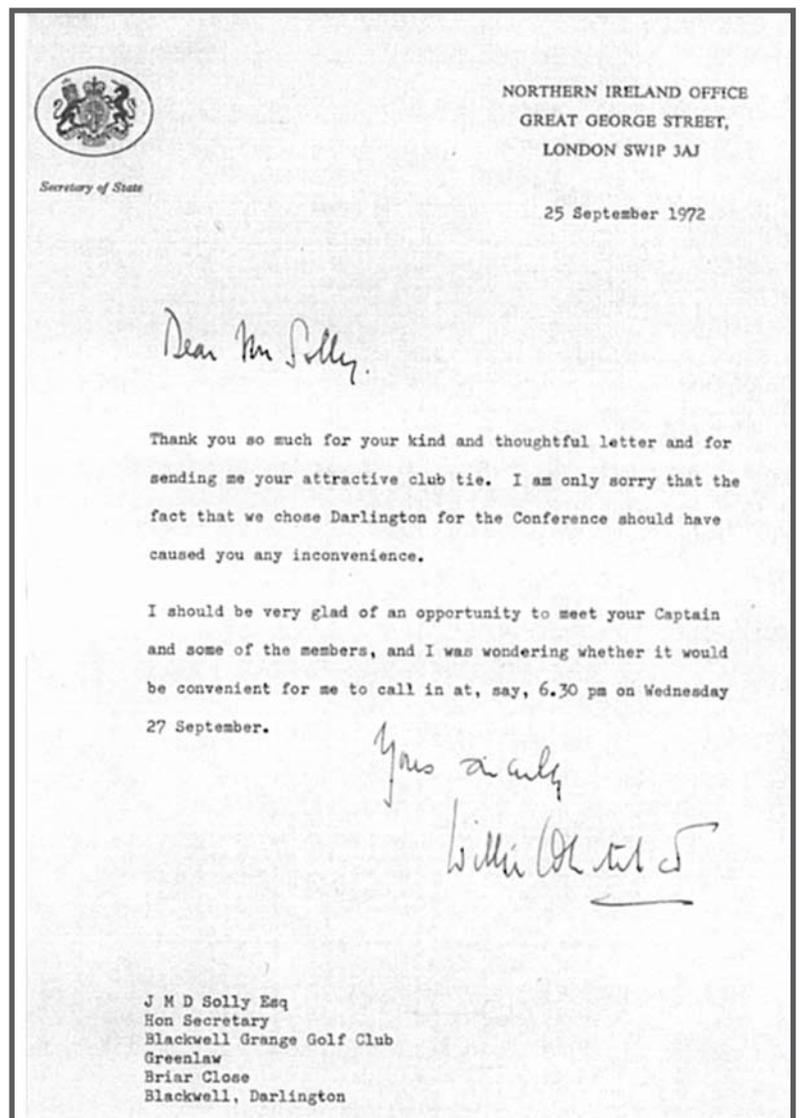


**Malcolm Solly,
(Secretary)
Arnold Hird,
(Captain)
and
Bernard Bishop,
(President)
welcome
William Whitelaw
on his visit to the Club**

For the duration of the Ulster Conference, the 12-holes surrounding the Europa Lodge were closed for security reasons.

At the end of the conference, the Rt. Hon. William Whitelaw, Secretary of State for Northern Ireland, and a Past Captain of the Royal & Ancient Golf Club of St. Andrews, visited the Club to thank members for their cooperation. Later he was to accept an invitation to become an Honorary Member of Blackwell Grange Golf Club.

As a token compensation, the Club received £150 for the inconvenience caused by the closure of the course and, discussions with the hotel, led to the offer of a trophy, with an annual gift of a mini-holiday for two.





Despite there being many established trees planted around the perimeter, the aerial photograph illustrates the need for a tree planting programme to delineate the fairways and enhance the parkland nature of the course. A "Plant for Posterity" event was arranged with the highlight being a visit by Peter Alliss on Sunday, 10th December 1972.

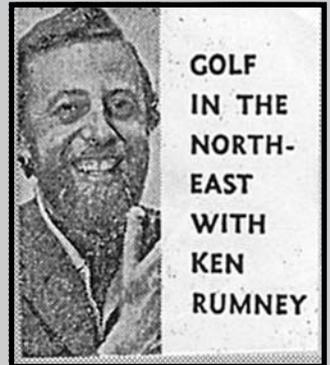
At lunchtime, he presented prizes to the winners of a special 12-hole competition; in the afternoon, he ran a golf clinic after taking part in a tree planting ceremony; and in the evening, he sat on the panel of a golf forum with Mr Keith Kerwood, Captain of the Durham Golf Union, and Mr Ken Rumney.

Blackwell's Drive now paying off

Over the past decade or so there has been a subtle change in emphasis in the affairs of Blackwell Grange Golf Club.

From being a popular social club in the heart of the "gin and Jaguar" belt with golfing facilities attached, it has gradually grown into a fully-fledged golf club which must shortly take its proper place with the others in the area.

(Northern Echo, 28 November 1972)



**Cliff Williams receives his prize.
Cliff was later to be a founding member
of the Celtic Plate**



**The committee welcome Peter Alliss at
the Europa Hotel which had opened
in August 1972**

The third distinguished visitor was Bernard Gallacher, Ryder Cup golfer and professional from Wentworth, who played the course over the Christmas period during a social visit to Darlington.

"He is reported to have recorded a four under par and was most impressed with the potential which the course offers. This low score was obtained playing to temporary greens from temporary tees on many holes. To those of us who find so much difficulty coping with the course in its present condition, here is the solution - play better golf!" (J.M.D. Solly ~ 1973 AGM). Bernard Gallacher, also accepted an invitation to become an Honorary Member.



As Ken Rumney had reported, the Club was now growing into a fully-fledged golf club: it 'came of age' during 1972 by winning its first major trophy ~ The Dales



**Alen Barmby, David Youldon, Doug Young, Eric Green, George Thurlbeck, Ron Dixon, Richard Matthews
Joe Patrick, Arnold Hird, Tony Foy, Simon Walker**

In late February 1973, Malcolm Solly was elected to the unique position of both Captain and Secretary and, as such, received the honour of captaincy whilst still being able to keep a guiding hand on the tiller. This was fortunate, as the Club was immediately pitched into a controversial dialogue with Darlington Corporation over an application for permission to fell the two central trees in the avenue of limes. Initially, permission was denied, on a casting vote, but the Club pressed its case and eventually, after a site visit to witness golf balls being hit against a barrier of trees, permission was granted by a large majority.

Two years had now elapsed since the signing of the lease and, as this had stipulated that the full course should be constructed within three years, time was running out. Construction continued at a hectic pace and in the summer Alen Barmby took over the role of course manager.

However, this wasn't to be the only change in personnel. After many years of faithful service the steward and stewardess, Mr & Mrs Brown, decided to resign; Mr & Mrs Ingham were appointed in their place.



A further condition of the lease was satisfied at the EGM, held on Thursday 25th October, when it was agreed that the golf course should be opened to non-members upon payment of an appropriate green-fee. It was also decided to encourage a limited number of visiting parties.

Recognition of the Club's emergence as a 'fully-fledged' golf club continued and, in October 1973, the Club was accepted into the Teesside & District Union of Golf Clubs. The Durham County Secretary, Harold Coyne, also visited the Club as a prelude to the course hosting County events.

To reflect this emerging status the lounge was refurbished in a more traditional style with wood panelling, honours boards and the photographs of past captains.



**Greta Whitfield
(Ladies' Captain)
presents the prizes at
the Annual Dinner
1973**

Three years after the lease had been signed, all the major construction work had been completed: 14 new greens had been provided - 11 fully constructed and 3 developed from the original meadowland - 25 bunkers created, new tees built for ladies and gentlemen, and the pond on the 15th re-shaped.

All of this had been achieved on a shoe-string budget as reported to members at the AGM held on Thursday 21st February, 1974:-

Cost of course and clubhouse development		£44,500
Less		
Grant aid and compensation for Bland's Corner		£11,000
		<u>£33,500</u>
Less		
Rent and rates for 3 year period	£4,500	
& Maintenance costs	£14,500	£19,000
		<u>£14,500</u>
Less		
Irrigation systems	£3500	
& Ladies' locker rooms	£5000	£8,500
Cost to members, for which we have constructed 11 new holes and made improvements to the old course		<u>£6000</u>



*The end of one good year.
The Captain, Mac Solly, is
wheeled out by Fred Tonkin.
1974*

*The beginning of another.
Alen Barmby, holds the
Dales Alliance Shield as
Tony Foy's captaincy
gets off to a
winning start.
1974*

The 1974 season got off to an auspicious start with the Dales Alliance Shield being won for the second time.

This was the prelude to a season of intense golfing activity. Competition entries were now averaging over 80 and both club and county matches received good support.

William Whitelaw revisited the Club as an Honorary Member. Mac holes out under the watchful eye of Mike Nutter, recently appointed professional.



The initiation into the Teesside Union was highly commendable with the Club attaining a position half-way up the table in the 'B' Division, whilst in the 'A' team, the four man scratch team achieved far more points than anyone anticipated, or dared to hope.

The appointment of a golf professional in September 1974, and his successes under our banner, further served to confirm the

Club's golfing presence within the region. Mike Nutter, saw his appointment as a challenge - no shop, no previous full-time professional, plus a course that was still being constructed: but nevertheless, a Club of immense opportunity. A shop was developed, in its present position, and the administrative headquarters relegated to the shed next to the caddy car store; the shed, however, also continued to serve as the professional's workshop!

The potential opportunities anticipated by the professional had already been realised by the steward and stewardess, Mr & Mrs Ingham. They had provided the Club with a high standard of catering coupled with first class service and their move to new pastures was fully deserved. Mr & Mrs Jackson were appointed in their place.

The 1974 season drew to a close and some of the Club's many golfing achievements were recognised at the Annual Prizegiving:-



And so, we come to the final page in this chapter of the Club's heritage. But in closing it is appropriate to reflect on two additional golfing events which were inaugurated during the 1974 season:-

The First Meeting of Past Captains

Now an annual event



**Mac Solly, Basil Noble, Campbell Dawson, Arnold Hird, Bernard Bishop, Tony Foy, Norman Robinson
Ted Crabtree, Bob Mountain, Denis Hopley, Les Mills, Jim Worswick, John Scott**

The First Gentlemen's Invitation Day

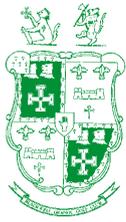
1974



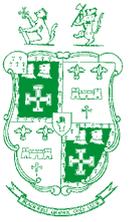
1999

The Twenty Fifth Anniversary

May the hands of friendship greet one another through many more years.



Members' Reminiscences



Members are invited to add to this heritage by including their own personal memories, anecdotal or otherwise. Please try to remember the approximate year of your recollections and sign & date your entry:-

THIS AGREEMENT is made the *twenty first* day
of *June* One thousand nine hundred and thirty eight

Stamp
51-10-0
Darling
E
9/22



BETWEEN WILLIAM STANLEY ROBINSON for and on behalf of THE BLACKWELL ESTATE COMPANY LIMITED whose registered office is situated at 12. Houndgate Darlington in the County of Durham (hereinafter called "the Landlords") of the one part and ALBERT WILLIAMSON of 8. The Green, Cockerton, MICHAEL WALTON DIXON of 22. The Leas, JOSEPH HALL of 11. Abbey Road, WILLIE ERMIN SILCOCK of 143. Salutation Road, THOMAS BURR of 306. Neasham Road, CHARLES M FURNISH of 1. Blackwell Scarr, FRANCIS HERBERT PETRIE of "Ridgeways" Newlands Road and CHARLES EDWIN WOOD of 394. North Road all in Darlington aforesaid the Committee for the time being of the Blackwell Club acting on behalf of themselves and all other the members from time to time of the said Club (hereinafter called "the Tenants") of the other part _____

WHEREBY IT IS AGREED as follows: _____

1. The Landlords hereby agree to let to the Tenants and the Tenants hereby agree to take from the Landlords ALL the premises situated at Blackwell Lane Darlington and at present occupied by the Blackwell Club and consisting of Club Rooms Kitchens Stillroom and premises (including as from the Eighteenth day of October One thousand nine hundred and thirty seven the Antwerp Hut recently erected) TOGETHER with the furnishings fixtures and fittings belonging to the Landlords set out in the Schedule hereto AND TOGETHER with all additions to the said furnishings fixtures and fittings which may be added by the Landlords during the tenancy EXCEPTING NEVERTHELESS out of the tenancy hereby created the Ladies and Gentlemen's Locker Rooms and Professional Shop part of the said premises and at present occupied by members of the Blackwell Golf Club _____
2. The Tenancy shall commence from the First day of July One thousand nine hundred and thirty seven and will continue for a period of one year determinable nevertheless as hereinafter provided _____
3. The rent shall be the sum of One pound per week from the said First day of July One thousand nine hundred and thirty seven until the Eighteenth day of October One thousand nine hundred and thirty seven and thereafter at the rate of Two pounds per week and shall be payable quarterly upon the Thirtieth day of September the Thirty first day of December the Thirty first day of March and the Thirtieth day of June in each year the first of such payments having been made upon the Thirtieth day of September One thousand nine hundred and thirty seven _____
4. The Tenants jointly and to the intent that the covenants and conditions herein contained shall be binding upon themselves and all other the members for the time being of the Blackwell Club hereby covenant with the Landlords as follows:

(a) To pay the said rent upon the days and in manner aforesaid free of all deductions (Landlords' Property Tax only excepted) _____

(b) To use and occupy the said premises for the purposes of a social club only and to keep the same open for the use of members of the social club continuously between the hours of 10 a.m. and 10 p.m. each day throughout the period of the tenancy _____

(c) Strictly to observe all rules and regulations applicable by statute or bye-law to clubs and not to permit or suffer upon the said premises any act or omission whereby the licence to use the premises as a social club shall become forfeited or the premises rendered disqualified for use as club premises and to indemnify and keep indemnified the Landlords and their estate and effects from and against all fines penalties costs and expenses incurred in connection with the use of the premises as club premises or arising therefrom _____

(d) To provide all members and visitors to the Blackwell Golf Club whether members of the social club or not at all reasonable times accommodation for and reasonable supply of Teas Mineral Waters and other non-alcoholic refreshments and for that purpose to keep open and available to such members and visitors so much of the said Club premises as is reasonably sufficient for their accommodation for purposes of light refreshment the Tenants however being entitled to charge and be paid for all such refreshments and other goods supplied _____

(e) To permit the members and visitors of the Blackwell Golf Club to have free access at all times to the said Locker Rooms and Professional Shop and to have the use of the Lavatories and Cloakrooms forming part of the Club premises _____

(f) To maintain and keep in good and tenantable repair and decoration all the said premises and the fixtures and fittings therein (main walls roofs timbers and main drains and damage by fire lightning or tempest excepted) _____

(g) To keep the furnishings and effects belonging to the Landlords upon the said premises which are specified in the schedule signed by or on behalf of the parties hereto together with all additions thereto in good repair and to replace all breakages and damage thereto and at the end of the tenancy to hand over to the Landlords all the said furnishings and effects in good repair and condition (reasonable wear and tear and damage by fire only excepted) _____

(h) Not to cut injure or maim any of the walls chimney pieces or partitions of the demised premises nor make any alterations in the internal arrangements nor in the external appearance of the premises _____

(i) To permit the Landlords and their agents surveyors and workmen with all necessary appliances to enter upon the premises at all reasonable times

for the purpose either of viewing the condition of the premises or of taking inventories of the Landlords' fixtures and furnishings therein or of doing such works or things as may be required for any repairs alterations or improvements in any part of the said premises _____

(j) Not to permit or suffer upon the said premises anything whereby the Policy or Policies of insurance on the said premises or upon any of the said buildings affected by the Landlords against fire may become void or voidable or whereby the premium thereon may be increased and to repay to the Landlords any expense or increased premium which may be incurred as a result of any act or default of the Tenants _____

(k) Not to assign or underlet any part of the premises without the written consent of the Landlords _____

(l) At the end of the tenancy hereby created to yield up to the Landlords the said premises together with all the said fixtures fittings and furnishings belonging to the Landlords therein in accordance with the covenants herein contained _____

5. The Landlords hereby covenant with the Tenants as follows: _____

(a) To pay and discharge all existing and future rates taxes and assessments payable in respect of the demised premises except for electric light gas and water consumed or used by the Tenants _____

(b) To keep the main walls roofs timbers and the main drains of the said premises in good and tenantable repair and condition _____

(c) That so long as the Tenants shall perform to the satisfaction of the Landlords the covenant contained in Clause 4 (d) hereof the Landlords will not supply refreshments of a like nature to members of the Blackwell Golf Club upon the said golf course or premises _____

(d) That the Tenants paying the rent hereby reserved and observing and performing the covenants and stipulations on their part herein contained shall peaceably hold and enjoy the premises during the tenancy without any interruption by the Landlords or any person rightfully claiming under or in trust for them _____

6. PROVIDED ALWAYS and it is hereby agreed as follows: _____

(1) If either of the parties hereto shall desire to terminate the tenancy hereby created upon the Thirtieth day of June One thousand nine hundred and thirty eight and shall give to the other party three months previous notice in writing or if at any time subsequent to the said Thirtieth day of June One thousand nine hundred and thirty eight either party shall desire to terminate the tenancy hereby created and shall give to the other party three months previous notice in writing expiring upon any of the Quarter Days hereinbefore specified for payment of the rent then and in any such case the tenancy hereby created shall forthwith terminate upon the expiration of such notice _____

(2) If the rent hereby reserved or any part thereof shall be unpaid for Twenty eight days after becoming payable whether formally demanded or not or if any covenant on the Tenants' part herein contained shall not be performed and observed or if any action or proceeding shall be taken against the Blackwell Club or against its President Secretary or members of the Committee or if any complaint shall be received from the Superintendent of Police or other public authority with regard to the conduct of the premises as club premises then and in any of such cases it shall be lawful for the Landlords at any time thereafter to re-enter upon the said premises or any part thereof in the name of the whole and thereupon the tenancy hereby created shall absolutely determine but without prejudice to the right of action of the Landlords in respect of any rent unpaid or in respect of any breach of the Tenants' covenants herein contained _____

(3) In case the said premises or any part thereof shall at any time during the said tenancy be destroyed or damaged by fire so as to be unfit for occupation and use and provided that the Policy or Policies effected by the Landlords shall not have been vitiated or payment of the Policy moneys refused in whole or in part in consequence of some act or default of the tenants the rent hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the said premises shall again be rendered fit for occupation and use _____

7. The parties hereto of the second part and each of them hereby guarantee to the Landlords the payment of the rent hereby reserved upon the dates hereby appointed for payment thereof Provided always that the individual liability of each of the said guarantors shall extend only to one-eighth of the rent from time to time remaining owing and that the personal responsibility of each guarantor shall extend only until he has provided to the Landlords the name and address of some person acceptable to the Landlords who is willing to enter into a guarantee in respect of the said rent and to accept responsibility for the due observance and performance of the covenants and obligations on the part of the Tenants herein contained in substitution for the guarantor so desiring to be released therefrom _____

IN WITNESS whereof the parties hereto have hereunto set their hands the day and year first before written _____

SIGNED by the said William)
Stanley Robinson in the)
presence of: _____)

W. Stanley Robinson

Mary E. Towers

*Clerk with Darling Heston
Foster,
Solicitors, Darlington.*

