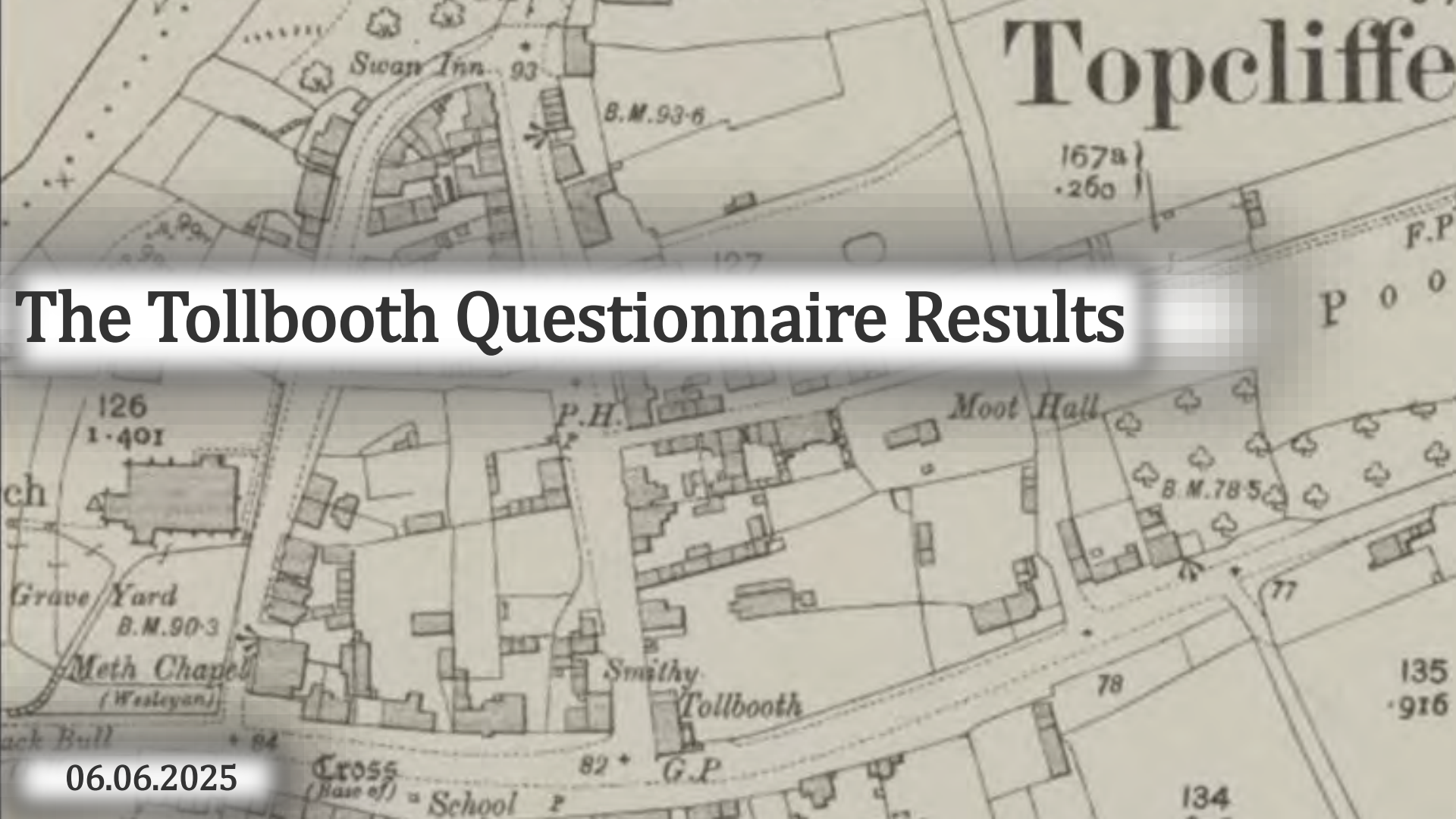




Topcliffe

1678
260

F.P.
P O O

Swan Inn 93
B.M. 93-6

127

126
1-401

ch

Grave Yard
B.M. 90-3

Meth Chapel
(Wesleyan)

Jack Bull

84

Cross
(base of)

School

82

G.P.

Smithy

Tollbooth

Moot Hall

B.M. 78-5

77

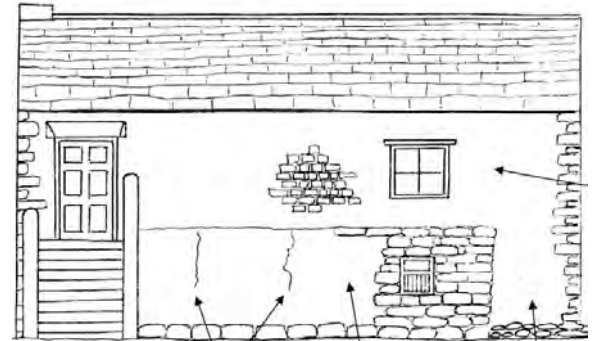
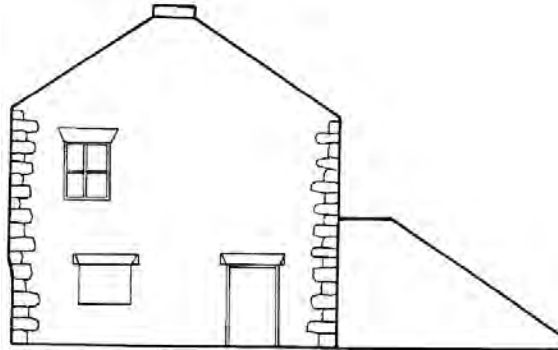
78

135
916

134

The Tollbooth Questionnaire Results

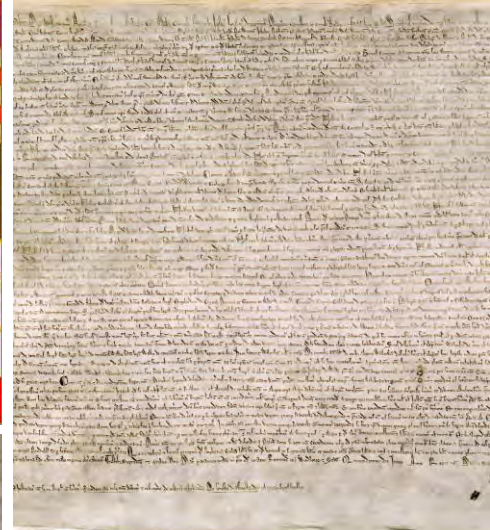
06.06.2025



Overview of the Tollbooth

Toll Booth History

...it's older than you think!



William De Percy II & William the Conqueror

William De Percy

In 1086 William De Percy II became the Lord and landowner of Topcliffe Parish. He also inherited and was gifted land all the way up to the top of Northumberland.

He became the largest landowner in the country during the 11th Century.

He also led troops from Topcliffe to fight in the Battle of the Standard (AKA: Battle of Northallerton) repelling the Scottish under King David I.





King Eadred I & Eric Bloodaxe

King Eadred I

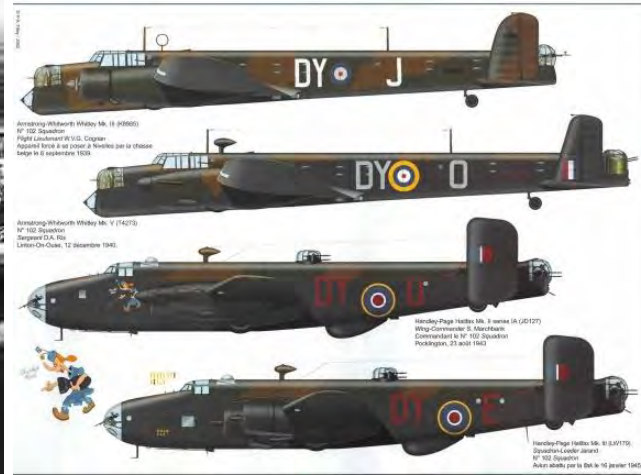
The chief achievement of his reign was to bring the Kingdom of Northumbria under total English control, which occurred with the defeat and expulsion of Eric Bloodaxe in 954.

Evidence of a meeting referencing the Tollbooth where Archbishop Wulfstan and the Witans professed their allegiance to King Eadred I in **947AD** has been discovered.

Recent History

(the last 100 years)

- Handed to trustees from Baron Leconfield in October 1921
- Horse stables/farming use
- Snooker club established between WW1 and WW2
- NAAFI club supporting Squadron 102 in WW2
- Back to snooker/billiards club mid 1960's/70's
- Parish Council office and address from 1970's to present
- Tenancy Agreement for the Snooker Club established in 1994



F.C.S.



made the *twenty eighth*
day of *October*

One thousand nine hundred and

twenty one BETWEEN THE RIGHT HONOURABLE CHARLES HENRY BARON
LECONFIELD (hereinafter called "the Vendor") of the first part CHARLES JOHN
WYNDHAM of Heathfield Lodge Midhurst in the County of Sussex a Colonel
(Retired) in His Majesty's Army and VINCENT WOODHOUSE YORKE of 9 Mansfield
Street in the County of London Esquire (hereinafter called "the Trustees")
of the second part and JAMES EDWARD HATHAWAY of Balderby Park Gardens

Thirsk in the County of York JOHN CARTER
MITCHELL of Topcliffe Thirsk as aforesaid and
MAURICE LISTER of Topcliffe Mills Thirsk
as aforesaid Trustees of the Topcliffe and
District Institute (hereinafter called "the
Purchasers") of the third part

WHEREAS under or by virtue of the
Indenture dated the seventh day of December
one thousand eight hundred and ninety-seven
mentioned in the first part of the Third
Schedule hereto and hereinafter called
"the Settlement" the hereditaments hereby
assured and other hereditaments stand

limited or settled to uses under which the Vendor is tenant for life for
the purposes of the Settled Land Acts 1882 to 1890 of the hereditaments
hereby assured and in that capacity has power to sell the same for an
unincumbered estate in fee simple in possession AND WHEREAS the Trustees
are the present Trustees of the Settlement for the purposes of the said
Acts AND WHEREAS the Vendor in exercise of the power for the purpose
conferred on him by the said Acts has agreed to sell to the Purchasers for
the sum of Ten Pounds the fee simple in possession of the hereditaments
hereby assured NOW THIS INDENTURE WITNESSETH that in
pursuance of the said Agreement and in consideration of the sum of Ten
Pounds by the direction of the Vendor paid by the Purchasers to the
Trustees as such Trustees as aforesaid (the receipt of which the Trustees
hereby acknowledge) the Vendor as beneficial owner in exercise of the power
for the purpose conferred on him by the Settled Land Acts 1882 to 1890 and
of every or any other power enabling him in this behalf hereby conveys unto

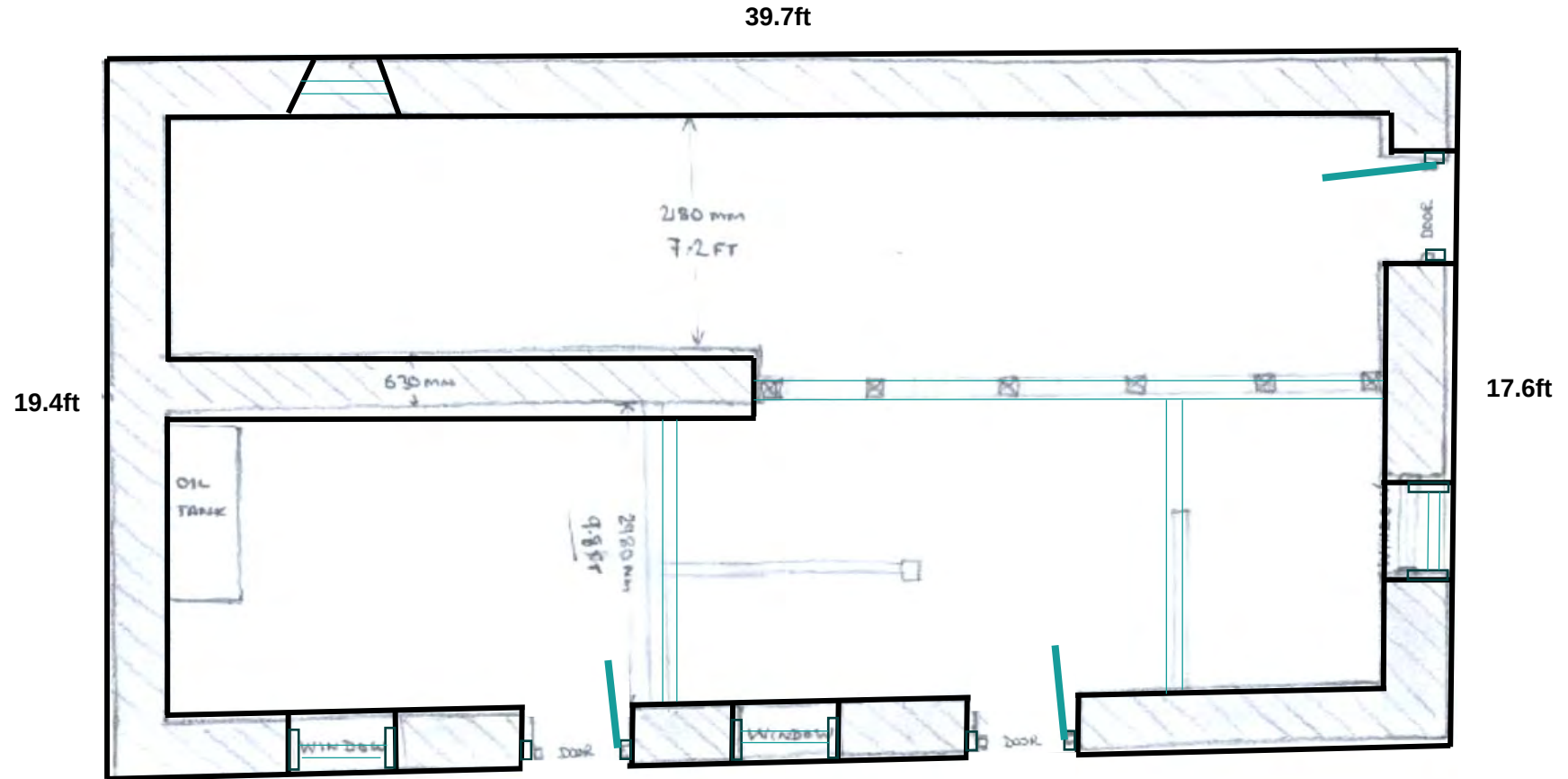


Scale, 25 3/4 inches to a Mile.

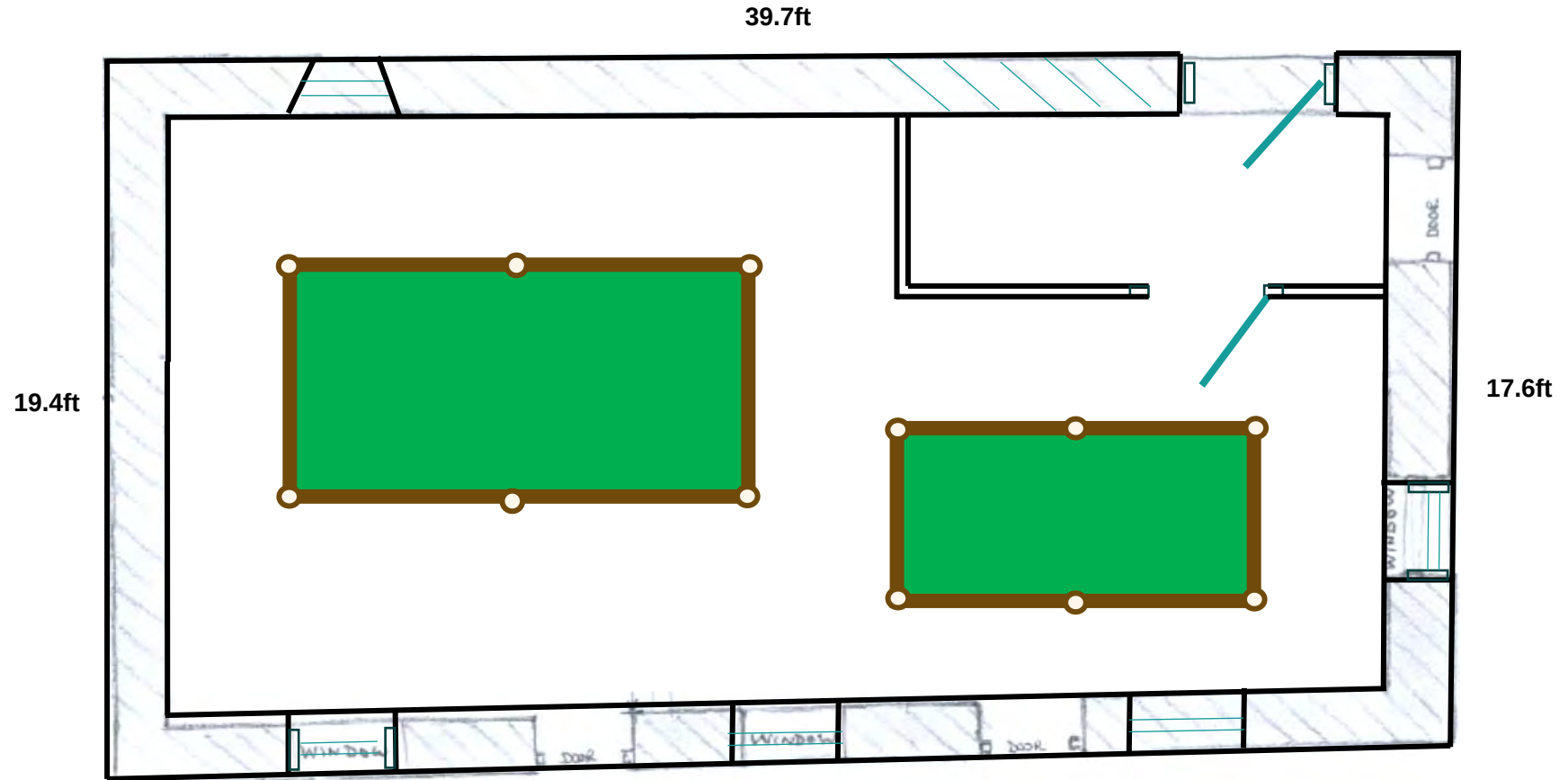
Recent History continued (the last 100 years)

- Renovation work conducted in 1997
- Additional renovation work conducted in 2021
- No money has been spent on the Tollbooth in any other year by the Parish Council
- There have not been and are no provisions for the building upkeep by the Parish Council
- The burden of any repairs falls upon the Parish Council
- Multiple attempts to sell it – Each time the people of Topcliffe have prevented it

Floor Plan – Ground Floor



Floor Plan – First Floor



Questionnaire Feedback

99

Total Responses



Date Created: Thursday, May 01, 2025

Complete Responses: 99

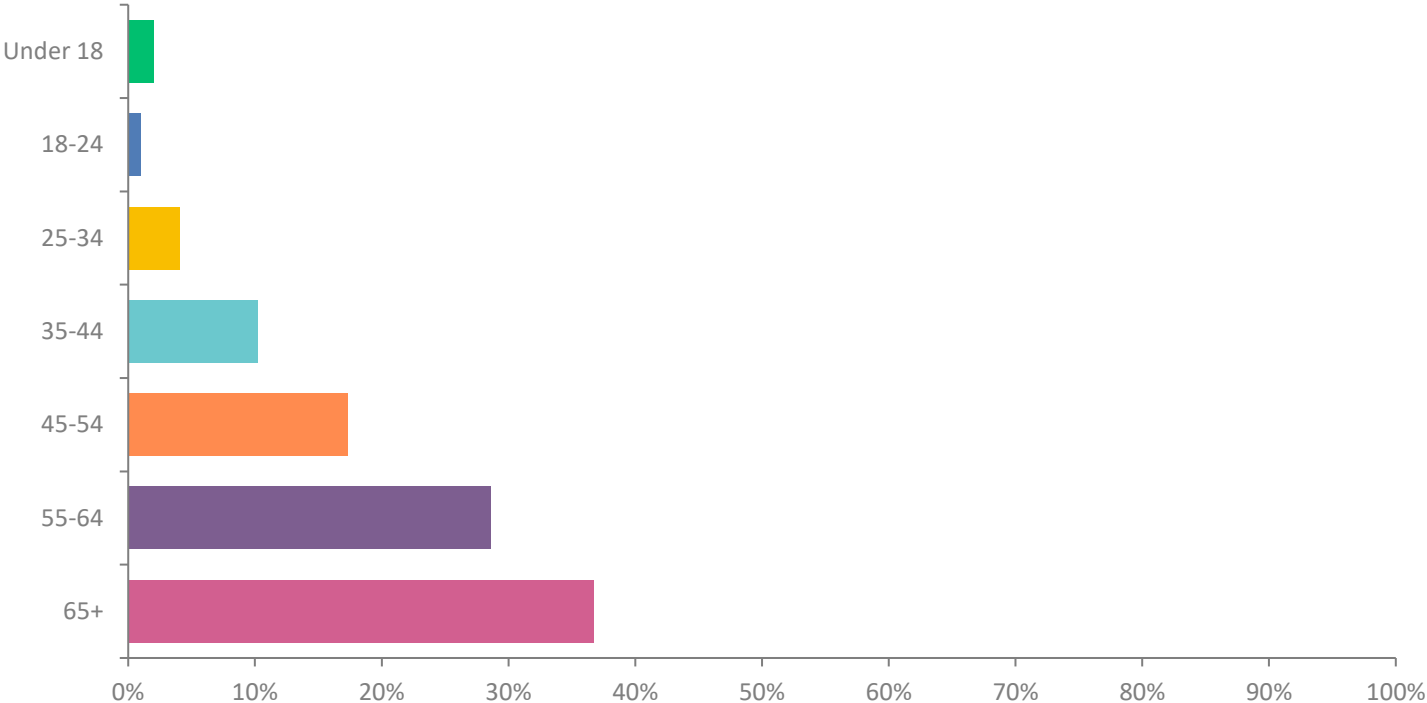
Q1: Sex

Answered: 98 Skipped: 1

ANSWER CHOICES	RESPONSES	
Male	41.84%	41
Female	58.16%	57
TOTAL		98

Q2: Age

Answered: 98 Skipped: 1



Q2: Age

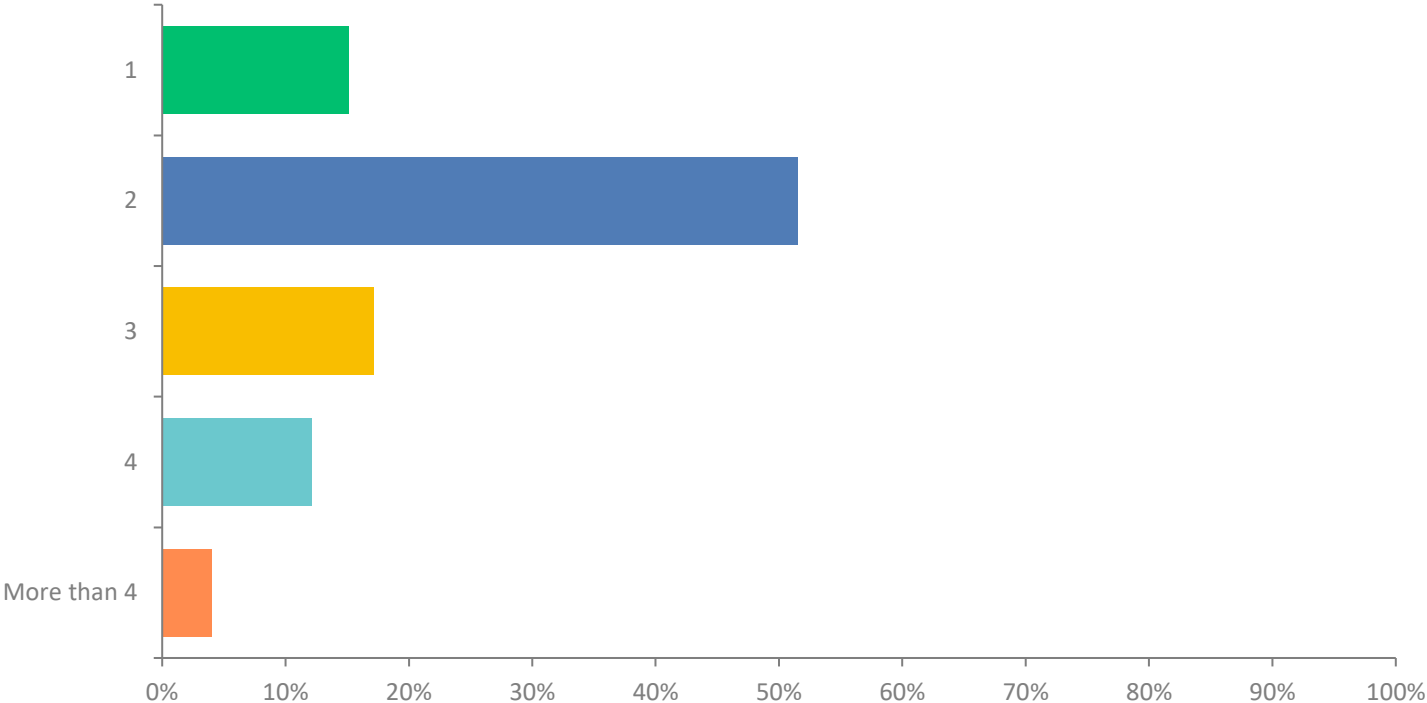
Answered: 98 Skipped: 1

ANSWER CHOICES	RESPONSES	
Under 18	2.04%	2
18-24	1.02%	1
25-34	4.08%	4
35-44	10.20%	10
45-54	17.35%	17
55-64	28.57%	28
65+	36.73%	36
TOTAL		98

82.65%

Q3: Number of people in your household?

Answered: 99 Skipped: 0



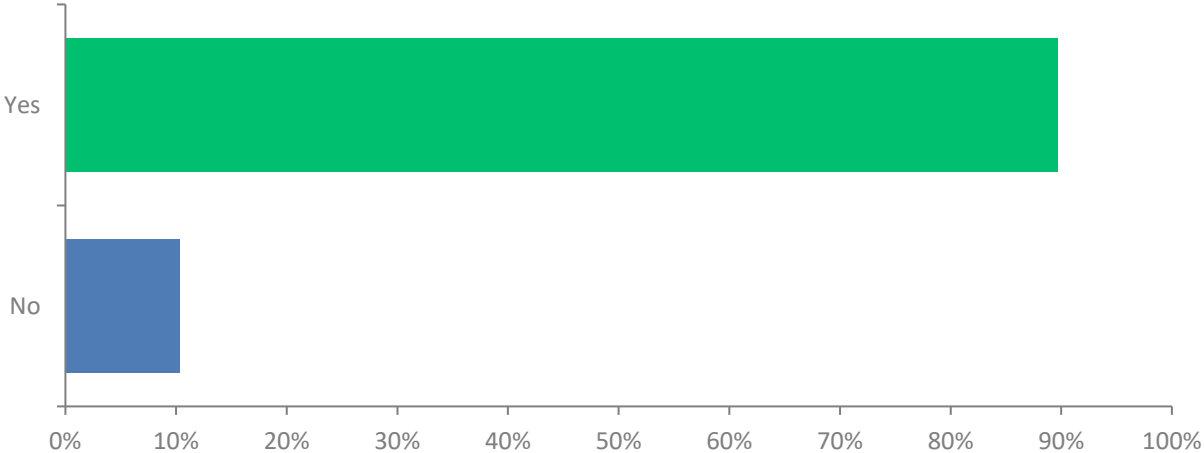
Q3: Number of people in your household?

Answered: 99 Skipped: 0

ANSWER CHOICES	RESPONSES	
1	15.15%	15
2	51.52%	51
3	17.17%	17
4	12.12%	12
More than 4	4.04%	4
TOTAL		99

Q5: Do you think it is right to save our historic buildings wherever possible even if there maybe a tiny cost to the residents?

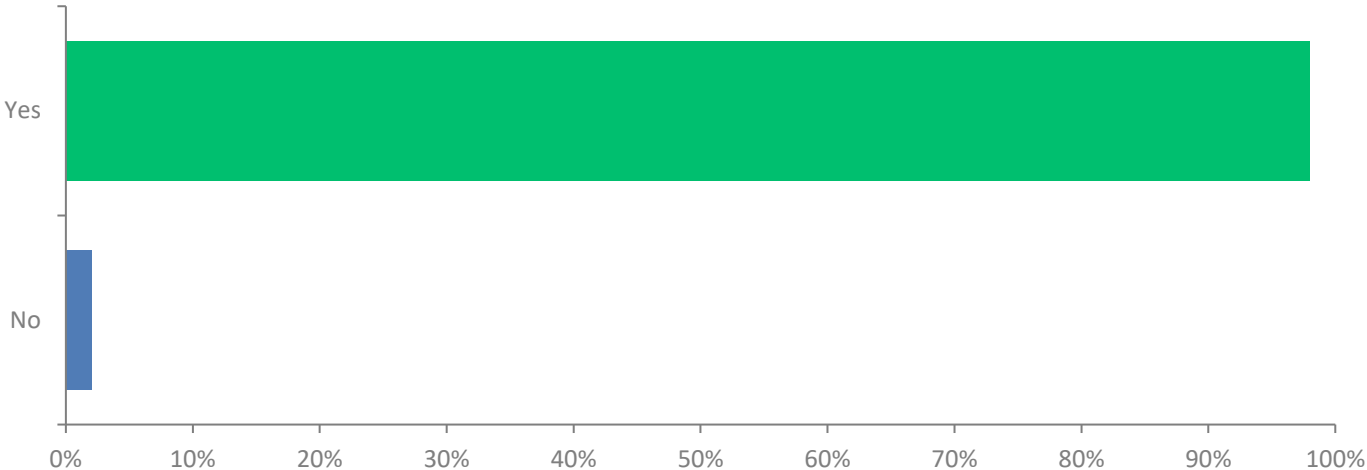
Answered: 97 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	89.69%	87
No	10.31%	10
TOTAL		97

Q6: Did you know which building the Toll Booth is in Topcliffe (before seeing the image in this questionnaire)?

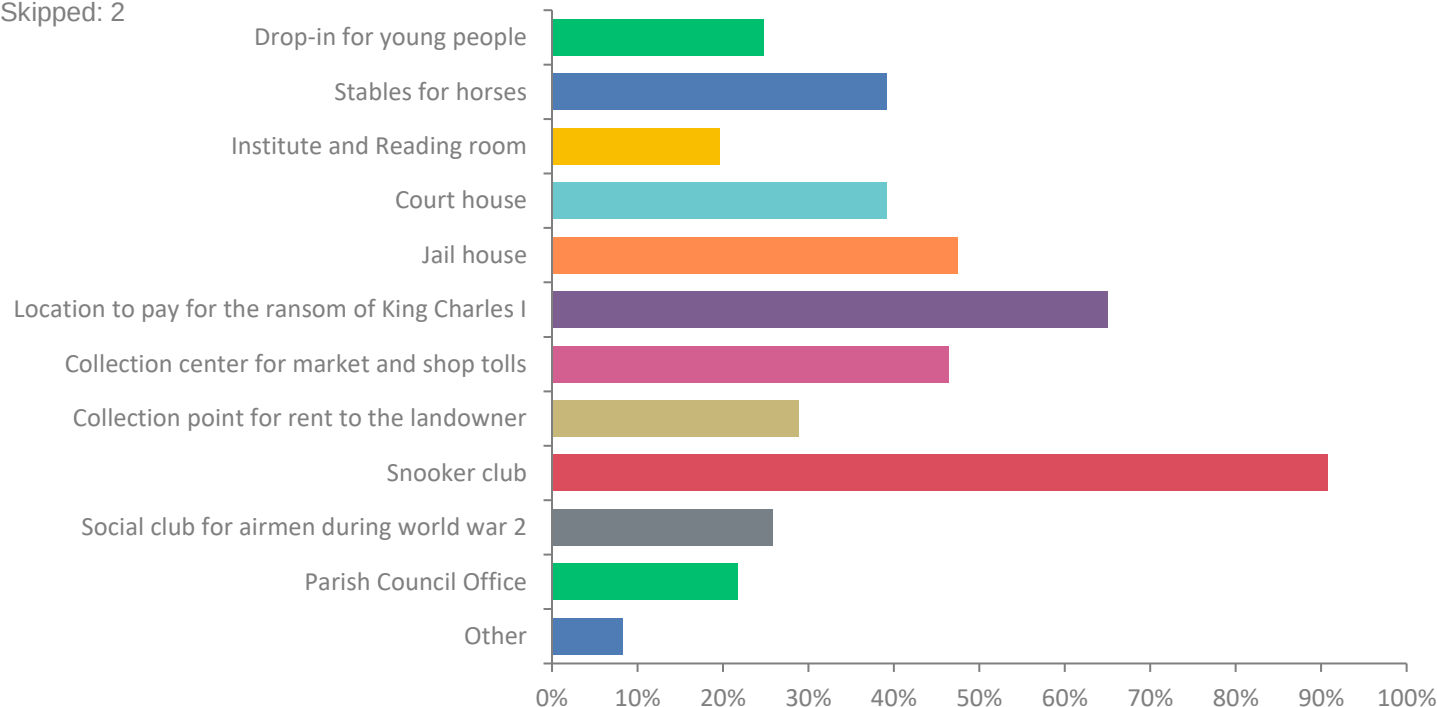
Answered: 98 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	97.96%	96
No	2.04%	2
TOTAL		98

Q7: What do you think the Toll Booth has been used for in its history?

Answered: 97 Skipped: 2

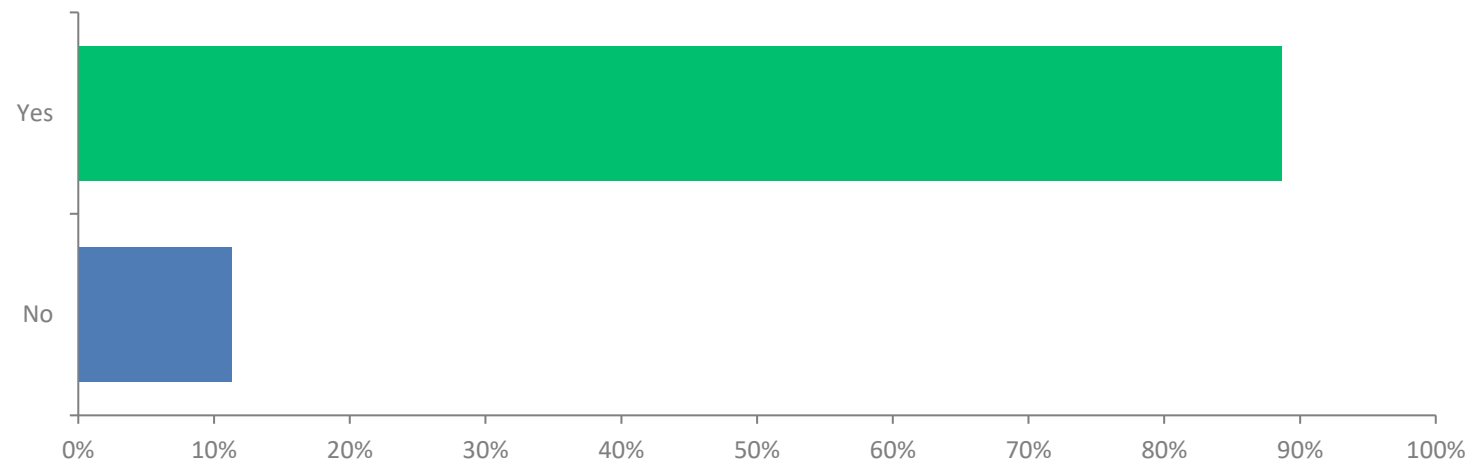


In summary...

...most people don't fully realise or know the extent of use for this building over the centuries. It's understood to be older than Fountains Abbey!

Q8: Given the age and the history behind the building do you think we should try our best to hold on to the building and utilise it for benefit of the community?

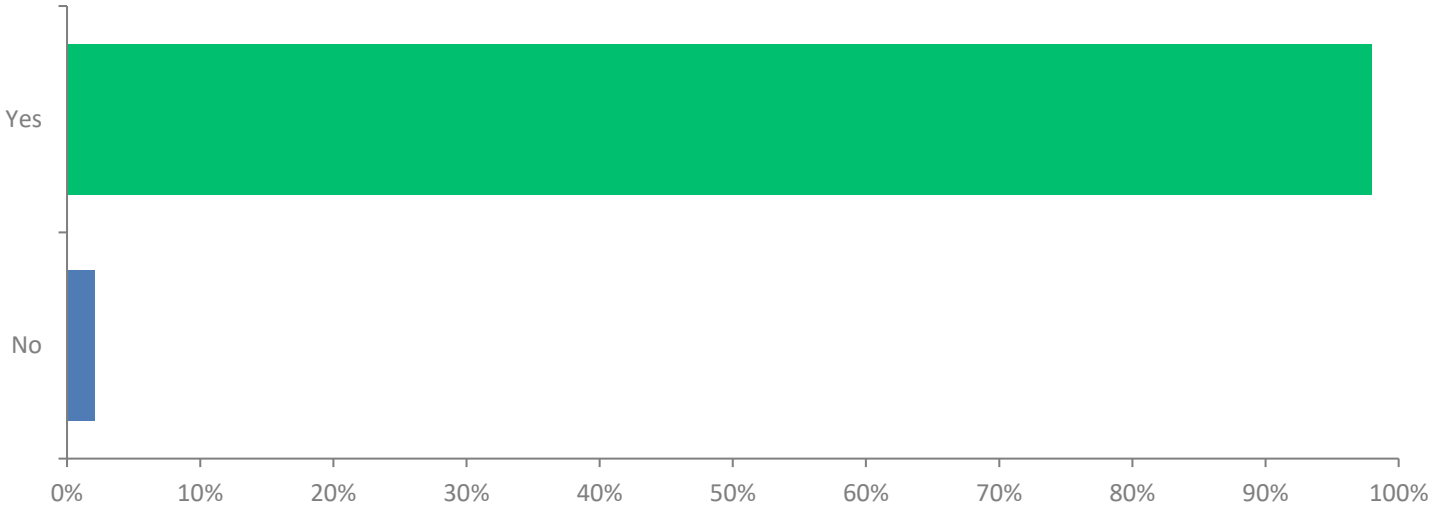
Answered: 97 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	88.66%	86
No	11.34%	11
TOTAL		97

Q9: Are you aware that there are discussions over the future of the Toll Booth?

Answered: 98 Skipped: 1



Q10: What ideas do you have for the Tollbooth?

Answered: 67 Skipped: 32

The funny responses...

“Jail for unruly children”

“A Toll Booth to collect taxes for people travelling to Scotland”

“Heavy metal night club open until 3am”

“Drugs den and bikers paradise”

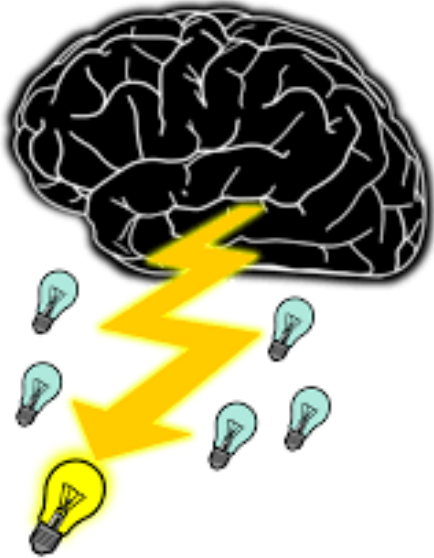


Q10: Ideas

Answered: 67 Skipped: 32

Idea	No of times mentioned
Youth Club	16
Museum (display of history of some sort)	13
Gym	12
Café/Tea Room	11
Meeting Room/hot desk	10
Small business/shop/rental/daily rental	9
Darts	8
Library	6
Mens Meeting Room (Mental Health Hub)	6
Community Hub/Social Hub/Get togethers	6
Pool Table	5
Clubs meeting room (possibly rental to them)	5
Seed Swap/Equipment loan/Garden Tools etc	5
Table Tennis	4
Artist/Craft space	4
Games (chess/Dominoes etc)	3
Co-Workspace	3
Airb&b	2
Reading Room	2
Storage Space (rental)	2
DIY/Fix-it hub	2
Mums & Tots	1
Knit and Natter location	1
Pop up gallery	1
Community Bike Store	1
Dog Grooming place	1

Next questions: Tollbooth Group brainstorming session



Q11: Gym

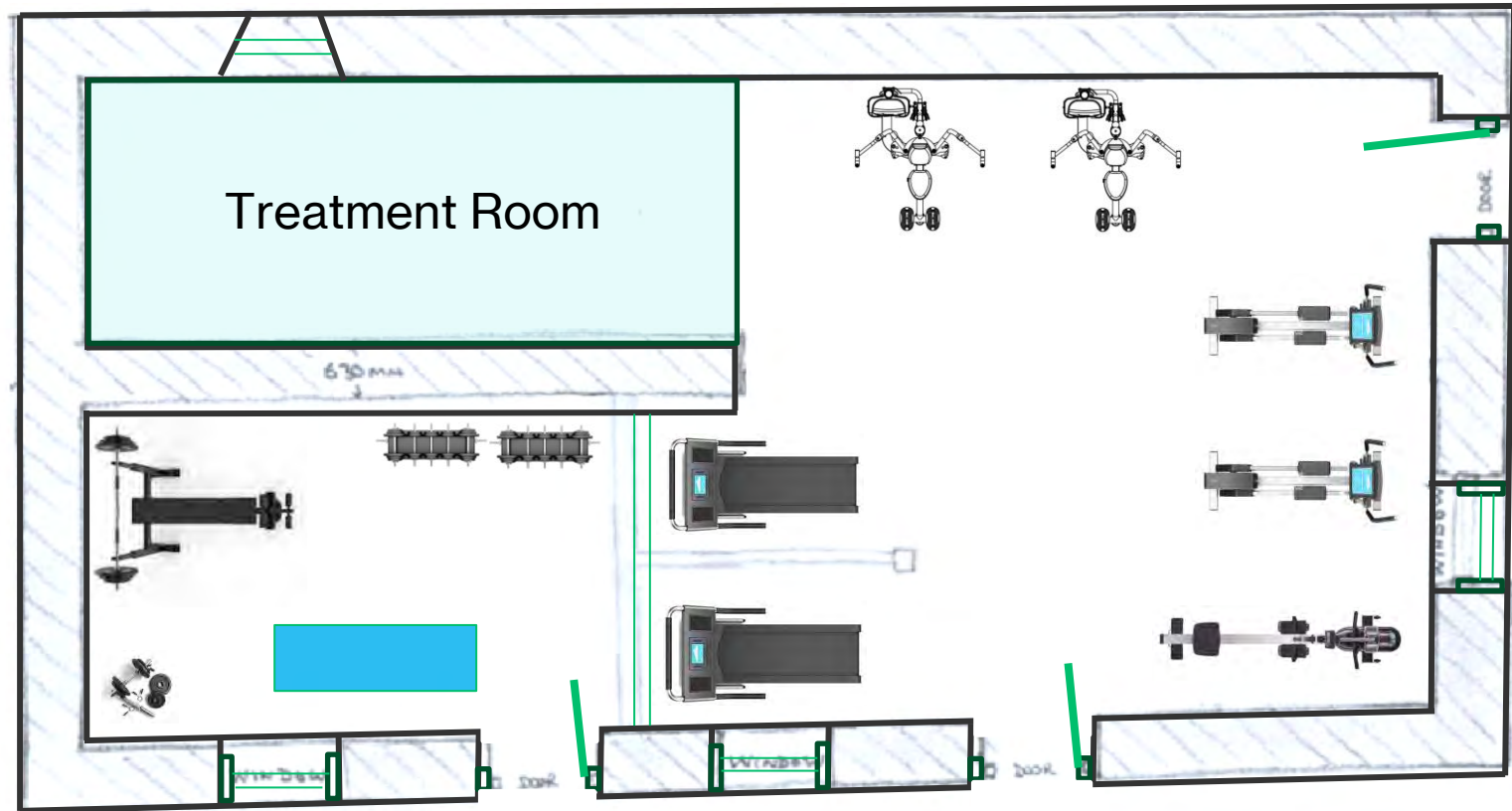
Q12: Physiotherapy/Massage services

Q13: Manicure/pedicure services

Q14: Podiatrist service

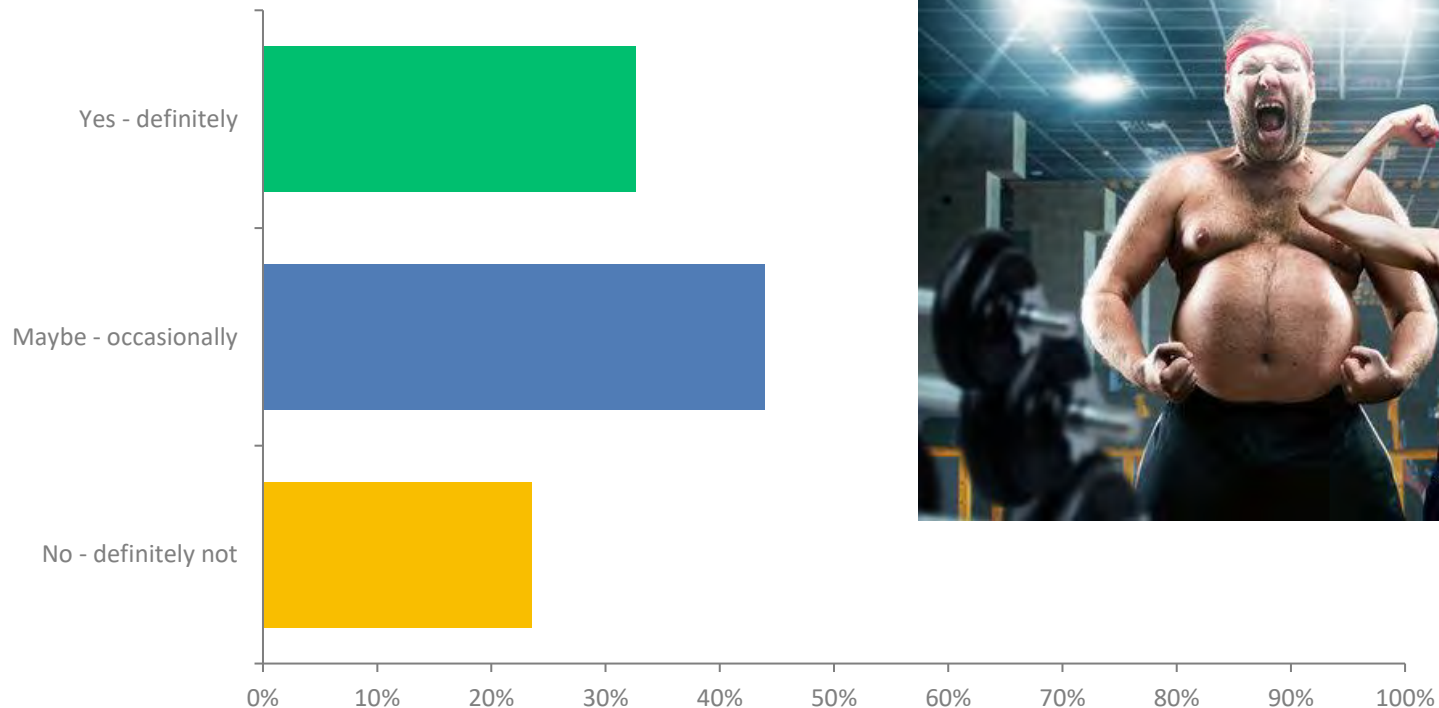
Something for everyone to benefit from

Possible vision. . .



Q11: If the ground floor was open to the public as a gym with typical popular equipment with little to no cost for entry (£20 a year), would you use it?

Answered: 98 Skipped: 1



Q11: If the ground floor was open to the public as a gym with typical popular equipment with little to no cost for entry (£20 a year), would you use it?

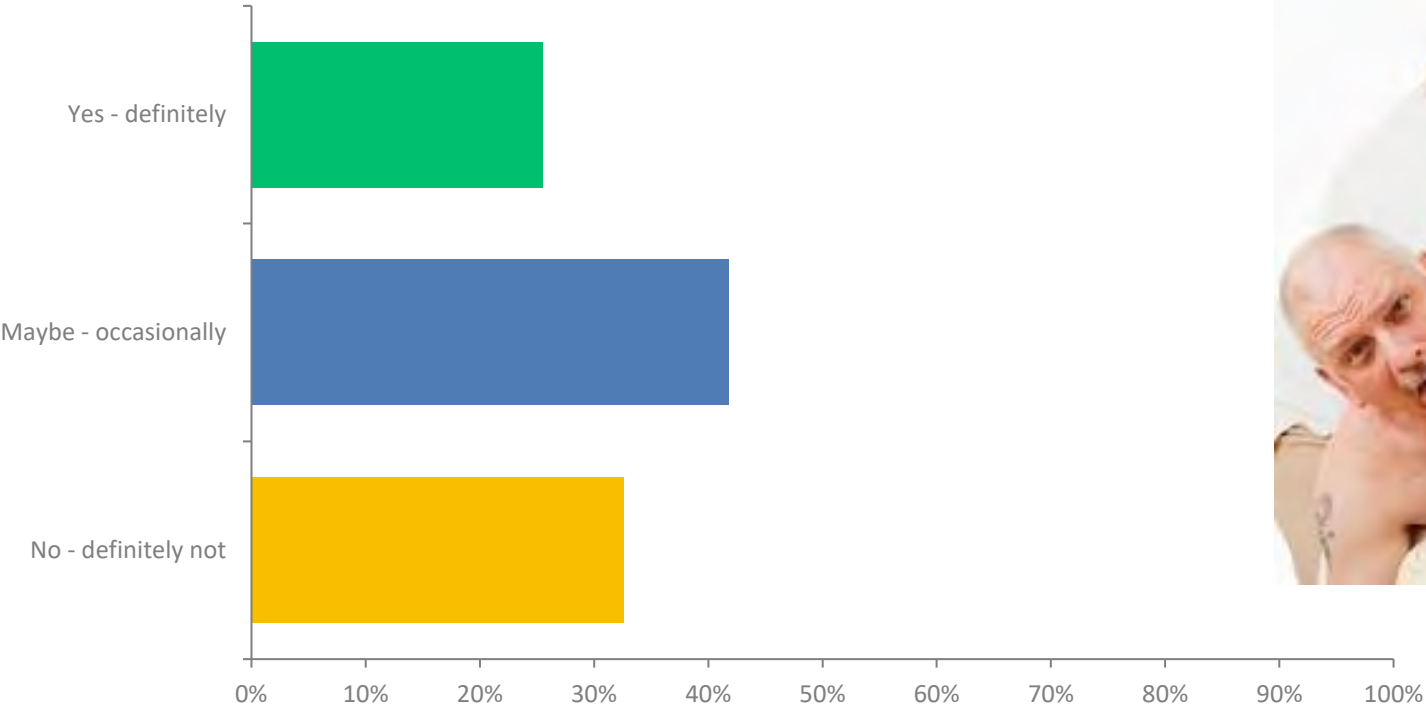
Answered: 98 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes - definitely	32.65%	32
Maybe - occasionally	43.88%	43
No - definitely not	23.47%	23
TOTAL		98

75 People surveyed would definitely or occasionally use the gym

Q12: If there were physiotherapy/Massage services offered out of the ground floor (on a cost per session basis with 60 minute massages starting from £45), would you use that service?

Answered: 98 Skipped: 1



Q12: If there were physiotherapy/Massage services offered out of the ground floor (on a cost per session basis with 60-minute massages starting from £45), would you use that service?

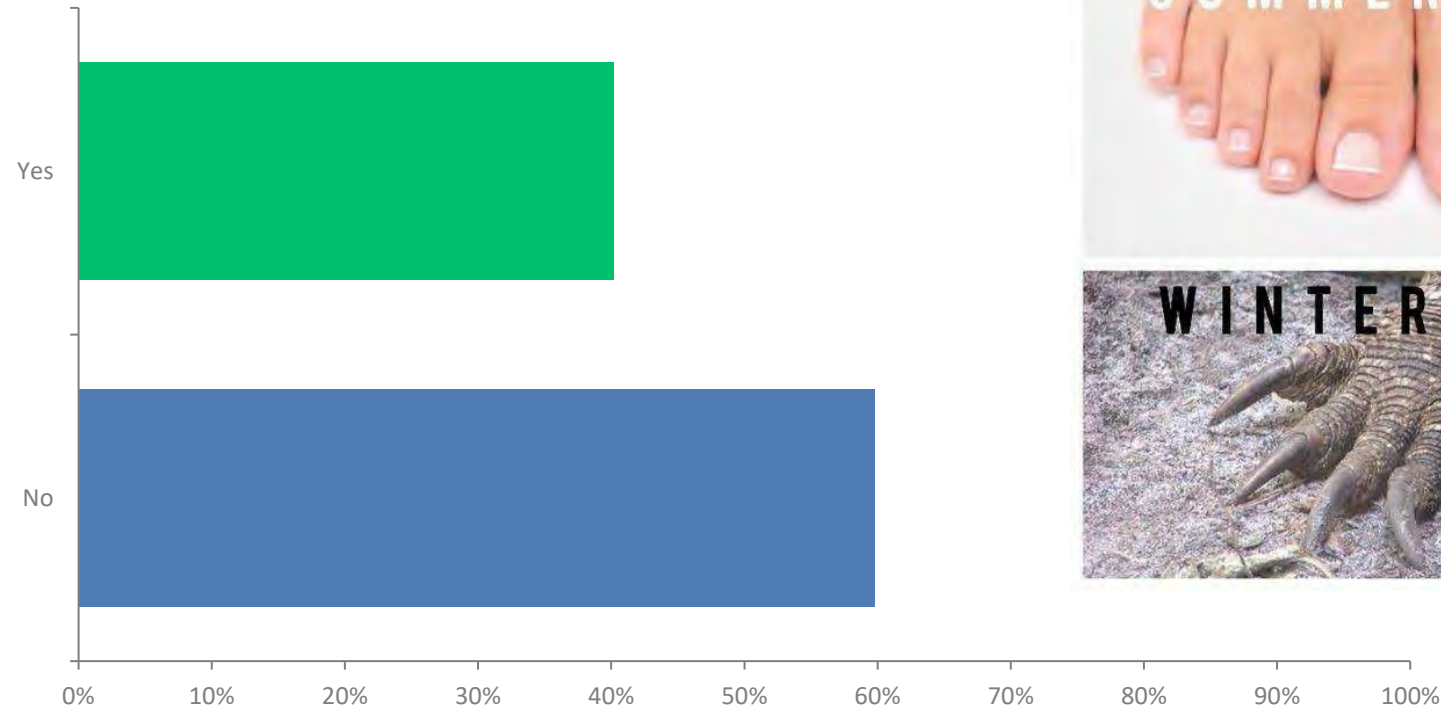
Answered: 98 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes - definitely	25.51%	25
Maybe - occasionally	41.84%	41
No - definitely not	32.65%	32
TOTAL		98

66 People surveyed would definitely or occasionally use the Physiotherapy/Massage Service

Q13: If there was a manicure/pedicure service available in the ground floor once or twice a week (by appointment), would you use it?

Answered: 97 Skipped: 2



Q13: If there was a manicure/pedicure service available in the ground floor once or twice a week (by appointment), would you use it?

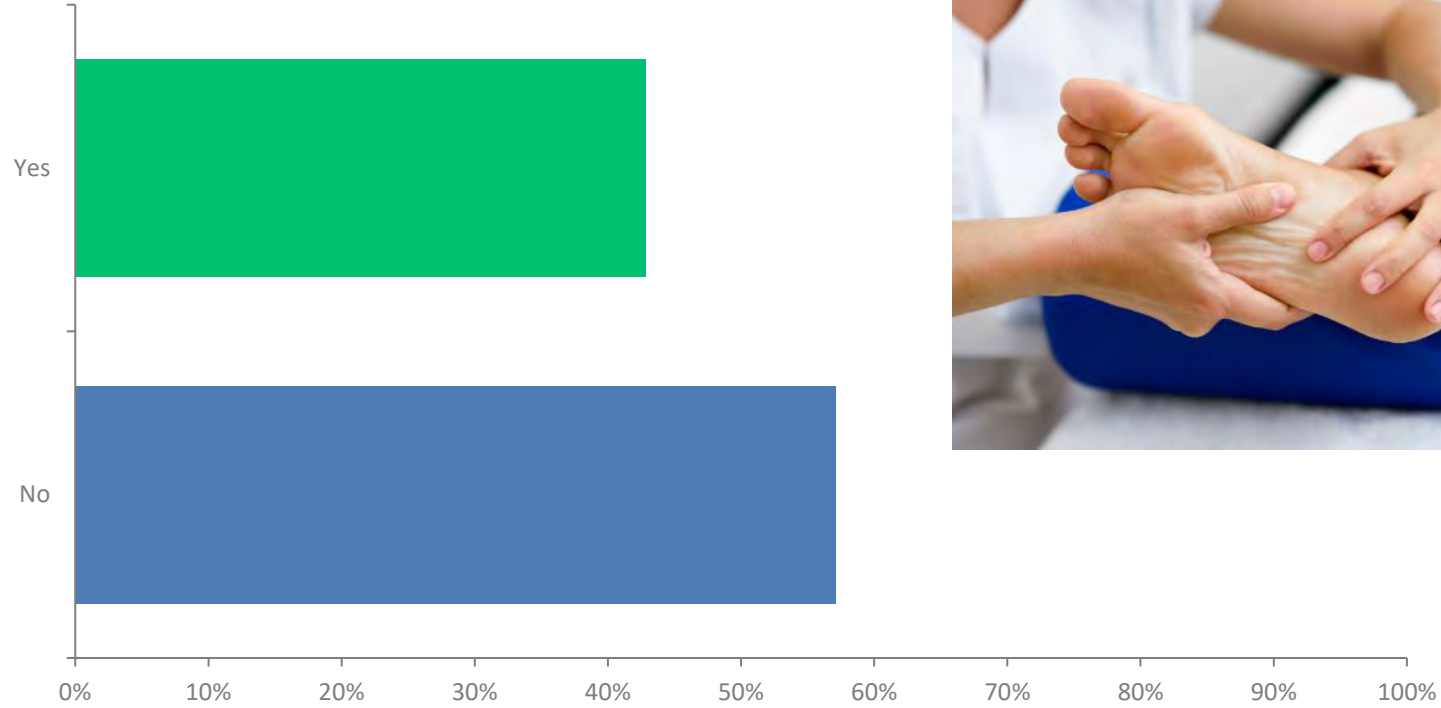
Answered: 97 Skipped: 2

ANSWER CHOICES	RESPONSES	
Yes	40.21%	39
No	59.79%	58
TOTAL		97

39 People surveyed would use a
manicure/pedicure Service

Q14: If a podiatrist service were available by appointment in a treatment room in the Toll Booth, would you use it?

Answered: 98 Skipped: 1



Q14: If a podiatrist service were available by appointment in a treatment room in the Toll Booth, would you use it?

Answered: 98 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes	42.86%	42
No	57.14%	56
TOTAL		98

42 People surveyed would use a podiatrist Service

Next questions: Snooker hall and its usage



- Remain as a snooker hall
- Consider additional options
- Understand level of interest

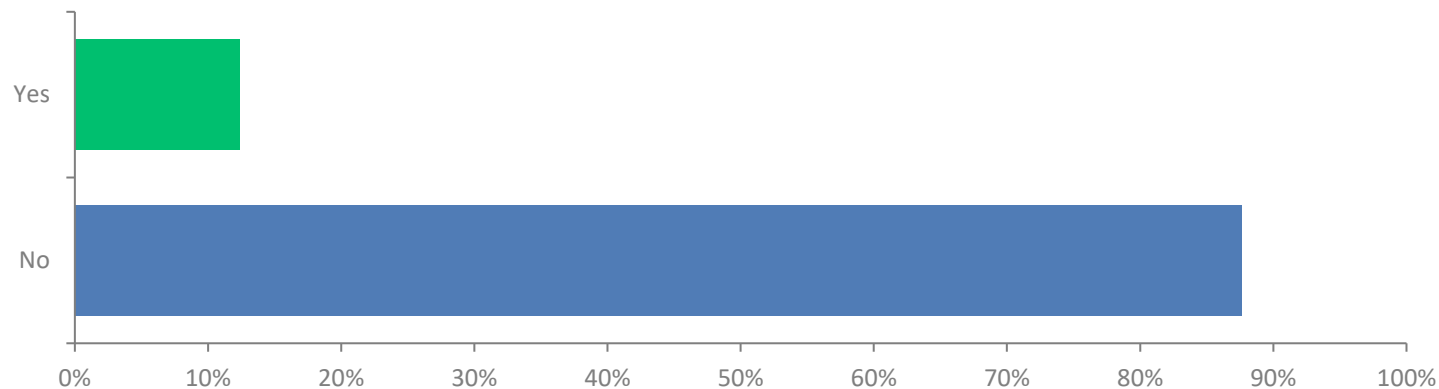
Q15: Were you aware that there is a snooker hall in the Toll Booth on the first floor before reading this questionnaire?

Answered: 98 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes	96.94%	95
No	3.06%	3
TOTAL		98

Q16: Are you a member of the Snooker club/hall?

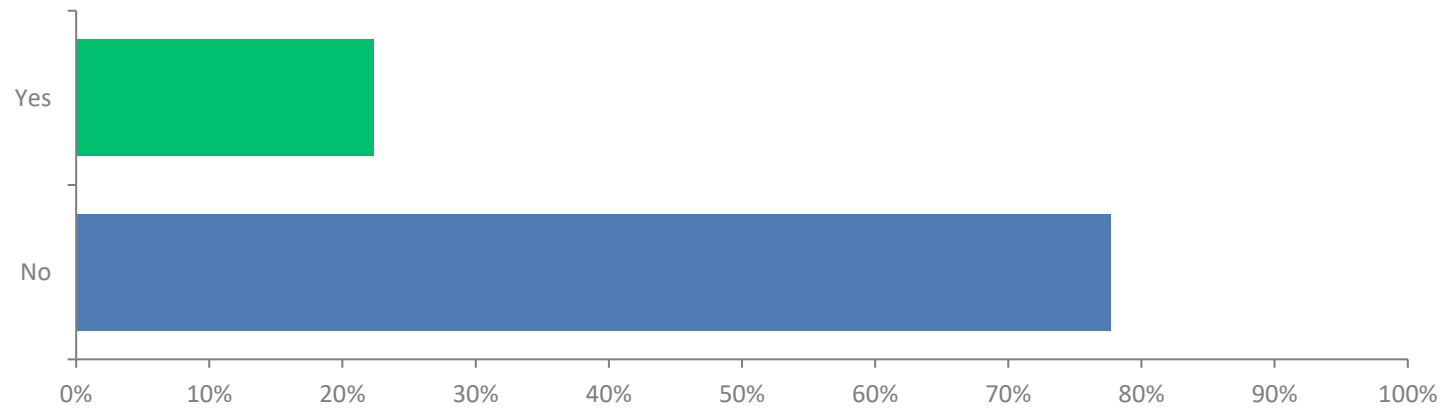
Answered: 97 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	12.37%	12
No	87.63%	85
TOTAL		97

Q17: Would you or any members of your household like to become a member of the snooker club?

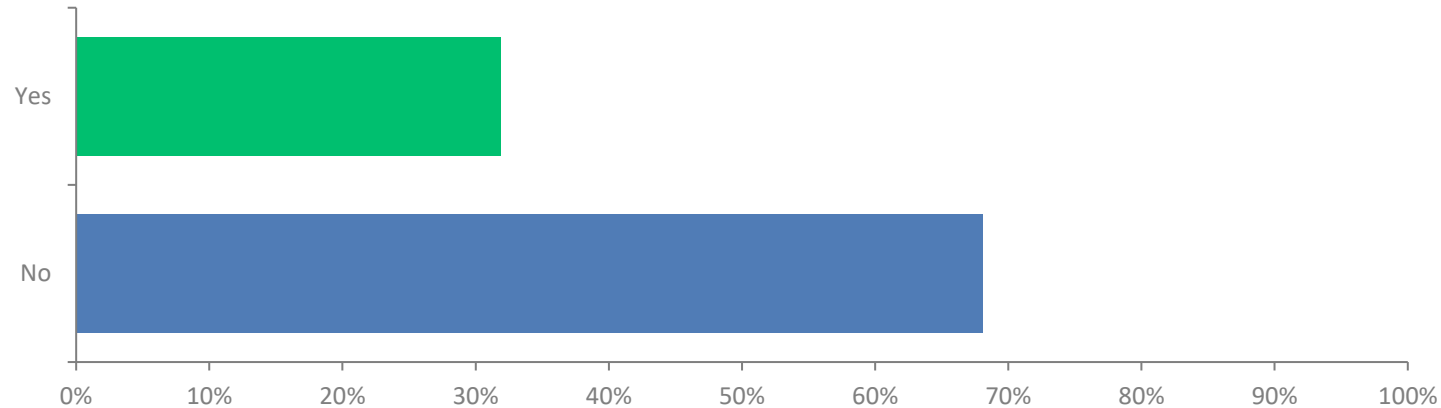
Answered: 94 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	22.34%	21
No	77.66%	73
TOTAL		94

Q18: If there was a pool table and darts board available in the Snooker club, would you use it?

Answered: 94 Skipped: 5

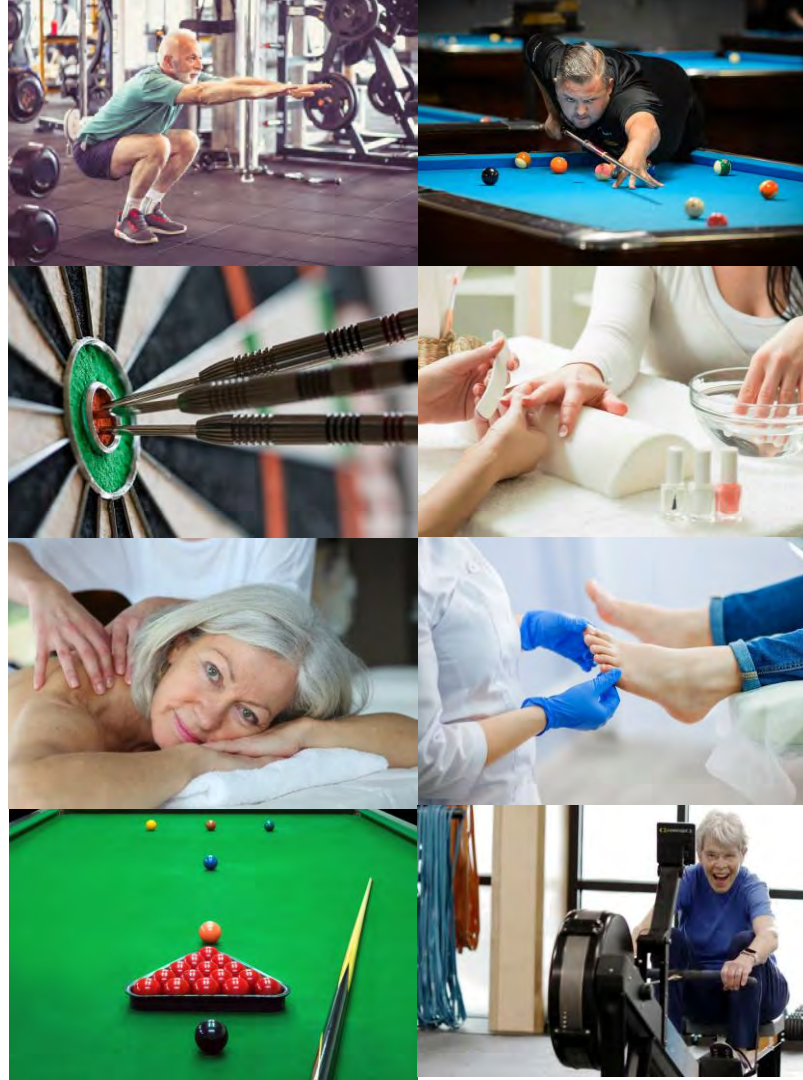


ANSWER CHOICES	RESPONSES	
Yes	31.91%	30
No	68.09%	64
TOTAL		94

Summary

87 out of 99 respondents would use at least one or multiple of the 5 services proposed in the questionnaire.

87.9% resident engagement



YVBSG Report



The Toll Booth photographed September 2024

The Toll Booth, Topcliffe

YVBSG Report No. 1910
1998/2024



- Yorkshire Vernacular Buildings Study Group Report
- Conducted in September 2024
- Detailed report with drawings and photos built upon a previous report
- Does not contain any specific figures or quotations on price
- There was no cost to this report

Independent Consultant Report



- Instructed by the Parish Council
- One page e-mail only accompanied by 2 photos
- Does not contain any specific figures or quotations for repair
- Cost of the report was £600
- States the building is generally in a good state of repair

Specific Defect Report



- Instructed by the Parish Council
- 5 pages of written text accompanied by 28 photos
- Currently the Parish Council will not share the report with anyone outside the Tollbooth Group
- Suggests a cost of max £60-£70k over a 15 year period
- No specific quotations for repair were given
- Cost of the report was £1,250+Vat

Recap

Parish Council



The Toll Booth photographed September 2024

The Toll Booth, Topcliffe

YVBSG Report No. 1910
1998/2024



£0



£600



£1,500

Tollbooth Group Plan

1. Confirm the dimensions of the building and the utilities available **(Completed)**
2. Comprise an overview of the building, its history, its significance and its current usage **(Ongoing - 80% complete)**
3. Review the Parish Council survey of the building **(Report only released to the Tollbooth Group)**
4. Tollbooth group to brainstorm initial ideas for its usage **(Completed)**
5. Brainstorm ideas from the community in a public questionnaire **(Completed – 99 respondents)**
6. Clear the ground floor out to inspect all aspects of the condition **(pending a decision by PC)**
7. Obtain approximate estimates to repair and fit out the ground floor for use of the top two/three most popular ideas
8. Allow experts to survey the building regarding funding
9. Review of the current and historic expenditure and costs of the building maintenance **(Completed)**
10. Estimate monthly/yearly running costs for new functionality **(Started)**
11. Review ways in which we can raise funds for the building
12. Consider longer term sustainability of the options
13. Submit the final proposal/plan to the parish council

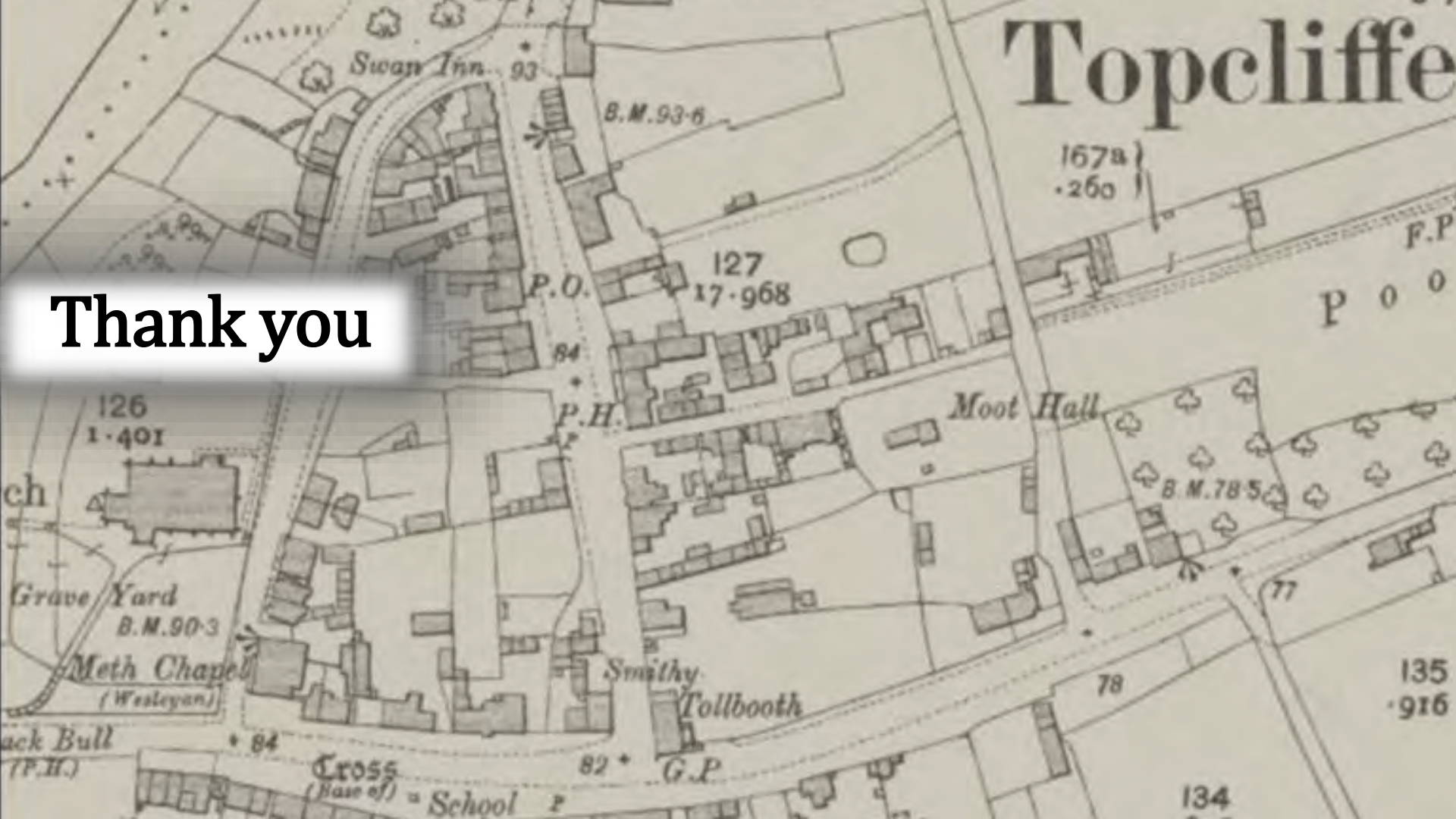
Tollbooth Group - Next Steps

We need to fully understand the work that would be required to . . .

- Slow down or halt the main areas of degradation to the building to keep it in an 'as is' state
- Clear out the rooms downstairs to allow for a detailed inspection and assessment
- Obtain quotations for basic work for short-medium term maintenance
- Complete a structural survey
- Source potential suppliers that would help in reducing the cost of work
- Review the funding of the various costs to see what could be raised
- Present the findings back to the people for their say with all the facts being presented

Topcliffe

Thank you



Comments from the Tollbooth Questionnaire (May 2025)

Comment 1

"I don't think we have enough information on it as yet. We were told it would need £70,000 with immediate effect and that may end up being £125,000! Is that really true because I can't see how it would cost that much. That figure would suggest that the building is literally about to fall down and should be condemned but that is not the case. Something is not totally correct with the information we are getting here. I'm all for keeping it."

Comment 2

"Hope it stays in joint ownership of village. Don't mind contributing small amount towards renovation or fundraising for it."

Comment 3

"I would very much like to keep the Toll Booth under the ownership of the parish if possible."

Comment 4

"We need to keep the toll booth at all costs! Maybe arrange a village fundraiser with all proceeds going to the toll booth."

Comment 5

"I don't think the village can afford to repair this building (I had read £80,000 was needed unless we get a grant or lottery donation) but I think some people in the village depend on the snooker club. I wonder if the village hall could accommodate the snooker table and have set club nights for the snooker club. The building is grade 2 listed so it will always be a part of our village. If it was sold to someone to convert to a home it would still be part of the village. I don't expect it to sell for a lot of money but that shouldn't be the point, it's about preserving the building. My concern is it won't be part of the village if the village doesn't carry out repairs and the wall or roof collapses. Then we will just have a ruin in the centre of the village. I would like to learn more about the required repairs and how urgent these are. If the village decides to keep the building, the a sponsored walk or run could be arranged for the whole village and have a gofundme page for it. I'm often surprised by how much money could be raised on these platforms and if the whole village got involved there could be some media interest to save the toll booth."

Comment 6

"Hobby centre for help and advice from village residents to help others in the village learn and develop a skill."

Comment 7

"Obviously need more information putting out, perhaps on the Facebook page as we had no idea about the snooker club. Our teenagers are very interested in pool, but too young really for the pub."

Comment 8

"It should be left as the tollbooth."

Comment 9

"When I first arrived in Topcliffe (Alanbrooke Bks) in 1978 the Toll booth was the first thing I saw and over the years became a beacon that I was back home. We should cherish our historical buildings and not let them fall into disrepair. Surely there are local tradesmen that can advise a bunch of willing enthusiastic volunteers? Count me in if I can help."

Comment 10

"It's part of our village history please don't sell it find a need for it."

Comment 11

"For a place of such historic interest the burden should not be placed entirely on local residents - get English Heritage involved. If they are not interested then that may be the answer as to whether it should be saved! If our council bill rose to pay for repairs would it then fall again once repairs are done - likely not - what would then be the ongoing running costs to residents? We pay enough as it is. Church of England has around £10 billion in its coffers - suggest they buy it!"

Comment 12

"This is a lovely facility for the village, with an interesting past, that I am sure we can make more of and I think with a little investment could be an extra hub to compliment the village hall and offer a space of support for any struggling families if a group of residents could get together to develop a community fridge and wardrobe for the village and surrounding villages."

Comment 13

"The Toll Booth building has to be saved. As a Snooker Club, it is a great facility that is regularly used by me and my Son. Developing it as described is a fantastic idea, especially the possibility of a small gym, offering other services such as physiotherapy and massages."

Comment 14

"You need to do anything possible to keep it open as a snooker club, there is next to nothing socially in this village for people to do other than that. The snooker club is a chance for people of all ages to enjoy a good game together and socialise who might not want to drink in a pub."

Comment 15

"Hard to think of use in its current form but to develop I guess need to consider how it would be used -bit of a chicken and egg situation!"

Comment 16

"In an ideal world I would definitely like to see the tollbooth preserved and put to community use. However, I realise that many people in the village cannot afford to pay towards such a scheme (one person's tiny amount is another person's fortune. Until we know how much we'd be looking at, that particular question isn't really a yes/no answer). Personally I don't have time to get involved in driving this campaign, hence I have no suggestions for potential uses, other than a community shop, but we already have the Post Office and wouldn't want to impact that business, and for that reason my initial response was to sell the building, if possible, in the hope that somebody else might be able to sympathetically renovate and preserve it. If there is now a large enough group of people with the time and energy to take on the project, then I'm right behind you!"

Comment 17

"I feel that this building is important to the village. It is part of its history. We may need to emphasise and publicise it but it would be good to see it's use increased for the villagers."

Comment 18

"I would be willing to help with trying to raise monies."

Comment 19

"It is an asset to the community and must be kept. The council have not right to hold meeting in private when discussing its future."

Comment 20

"I played snooker in the toll booth in 1970 to 1990 with XXXXX XXXXXXXX as part of the Northallerton and Beale league. It was used for many events such as Beetle Drive's etc. It was a social environment which was an asset to the village."

Comment 21

"There's plenty of ideas for the toll booth, which would help towards the upkeep."

Comment 22

"Is financing available from English Heritage, Blue Plaque, Historical Building conservation? Can we publicise the building in tourist information potentially combined with Thirsk. Also what about having an honesty box for donations. Maybe we can make the building accessible to the public on the ground floor?"

Comment 23

"Can heritage England help."

Comment 24

"Anything that promotes social cohesion would be worth supporting!"

Comment 25

"Public meeting providing all evidence, information to the whole community."

Comment 26

"I think it should be used for the village as long as the cost is not too much, but many couldn't afford to pay towards it."

Comment 27

"Creating extra uses will help increase income but will not make it self sufficient. The PC must continue to accept financial responsibility unless there is a majority in favour of relinquishing control and support for the building."

Comment 28

"You will never please everyone I am open and willing to work with ideas to preserve the building."

Comment 29

"Make sure it's risk assessed before making any decisions taking into account any ante social behaviour it may attract."

Comment 30

"The Parish Council should be doing everything to protect this village asset. As custodians it is shocking that short term gain is being put before protection for future generations."

Comment 31

"It's a feature of Topcliffe, conversion to a dwelling would totally change the view and that historical part of the village."

Comment 32

"Has the council investigated Lottery Heritage Grants and other grants that to assist with the upkeep of the tollbooth."

Comment 33

"Don't be bullied into doing what the Parish councillors want!!"

Comment 34

"Keep on fighting!"

Comment 35

"It will be difficult to find a proper use because of lack of toilet facilities."

Comment 36

"The tollbooth is part off topcliffe history."

Comment 37

"As it's a grade 2 listed building the exterior cannot be changed, therefore it doesn't matter to me If it belongs to the village or not. What is a small cost?"

Comment 38

"The snooker club is really important to my mental health and my personal well being. I often go to the pub to get my drinks and take them across to the snooker club."

Comment 39

"I don't think the village can afford to repair this building (I had read 80,000 pounds was needed unless we get a grant or lottery donation) but I think some people in the village depend on the snooker club. I wonder if the village hall could accommodate the snooker table and have set club nights for the snooker club. The building is grade 2 listed so it will always be a part of our village. If it was sold to someone to convert to a home it would still be part of the village. I don't expect it to sell for a lot of money but that shouldn't be the point, it's about preserving the building. My concern is it won't be part of the village if the village doesn't carry out repairs and the wall or roof collapses. Then we will just have a ruin in the centre of the village. I would like to learn more about the required repairs and how urgent these are. If the village decides to keep the building, the a sponsored walk or run could be arranged for the whole village and have a gofundme page for it. I'm often surprised by how much money could be raised on these platforms and if the whole village got involved there could be some media interest to save the toll booth."

Comment 40

"A building doesn't lose its historical significance with a change of ownership or use, as long as its listing requirements are maintained. As for the continuing requirements for maintenance and upkeep of the TollBooth I believe those that get benefit from the building should pay for it, eg the snooker club and any organisation that makes use of the ground floor. It is unreasonable to expect the whole village population to pay for the maintenance of a building that serves no benefit for the majority of the villagers."

Comment 41

"If any of these ideas were viable wouldn't they already be happening in the village hall. For the village to raise the refurbishment money seems without purpose. The building could be retained under private ownership."

Comment 42

"As much as it is important to maintain and support historic buildings the current increased taxation and cost of living means that this a luxury the majority cannot afford. There cannot be a 'tax' on residents to maintain this through the parish council stipend with 100% support from all residents."

Comment 43

"It's obvious from the questions being asked that someone wants to use it as a business so why don't they just buy it and do it up for themselves the building can't be pulled down so what does it matter who owns it"

Comment 44

"Sell the village hall to fund the toll booth Use the toll booth as village hall Could the snooker club be moved to the bowling club? Your question tiny amount to pay by residents but it's not a tiny amount, you need other ways to find the repairs not from residents council tax So sell the village hall to fund or sell the toll booth"

Comment 45

"From my understanding, this building requires significant and costly maintenance. Regardless of whether it is repurposed as a gym, a nail salon, or something else, any future use should aim to be financially self-sustaining to keep the building in good repair. I struggle to see the value in the village continuing to maintain a listed building that sees little use, especially when we already have a functioning village hall. At present, the building appears neglected and rundown. I would much prefer to see it restored by a new private owner and converted into a home. The alternative, in my view, is that it will continue to deteriorate until it eventually collapses. If there are residents who feel strongly about preserving it, I why not come together and purchase and restore it themselves. This historic building adds value to the village by just being there. I would rather see it as a home than an empty run down building."

Comment 46

"I have not answered 5 and 8 because while I feel a historic building is important it's impossible to say what cost would be involved and with bills constantly rising how can we afford the huge amount needed to restore upkeep this property? We have a village hall that provides community space, they often struggle to find village support with the same people turning out again and again. While im not opposed to the saving of the toll booth I'm not sure I can respond to the above questions on a yes no basis. Some old /historical buildings are holiday properties, would the toll booth be a candidate for this?"

Comment 47

"I think if we can make this biulding benefit lots of people then we should do whatever we can to keep it. If many people have some use for it then that would add value to the community and also to the value of our houses. I am happy to support if I can."