

Dear all,

The dream of community pub ownership remains very much alive, despite our lack of updates - we will only send you them when we have more information to share, and to avoid clogging up your inbox! We are contacting you now because we have made some significant progress.

In our last update we mentioned building a rapport with the owner in order to open a dialogue and visit the premises for an inspection and independent survey. This has taken a bit of time but we are pleased to say that we have been granted two inspections, with members of the group and by an independent surveyor. This is a crucial step forward because it allows us to determine a realistic valuation that can be presented to the community. The current advertised price is £325k.

We visited the premises, both inside and out, on the 19th December and this has provided us with much useful information. The next stage is to appoint an independent surveyor to undertake an inspection. Guided by the Plunkett Foundation, we have approached MJD Hughes Ltd., who has experience in over 300 reports on Public Houses for Community Groups in the last six years alone! Understandably, they are rather busy and the timescales for this are towards the end of January and into early February.

The other noteworthy update, which is old news now, relates to the running of the Shop and Post Office. With the help from volunteers, this community facility has been run successfully since November, and the long-term vision of moving it to the pub site, creating a Community Hub (including the pub) remains very much alive. With The Horseshoes Inn also on the market, it is important, perhaps more now than ever, that the community come together to preserve its amenities for the future.

We will be in touch shortly regarding the next steps but please contact us if you have any questions - cockfieldvillagegroup@gmail.com

Best wishes,

Cockfield Village Group