

Dear all,

It has been a while since our last update and now that we have some more information, we would like to share this with you - as mentioned previously, this is a long game!

An additional asset of community value (ACV) application was submitted to Babergh Council to include the additional area around the pub (consistent with the original title deeds associated with the pub) but this was rejected on the grounds of lack of recent evidence to support the application.

On the 15th June the reserved matters relating to planning for the five houses behind the pub were approved (subject to conditions). We believe that this is significant because this now gives us (and any potential developer) clarity with regard to exactly what is available.

The owner notified Babergh Council on the 16th June about their intention to dispose of the Pub - this has triggered a 6 week interim moratorium period, during this time any sale is restricted to certain parties (such as community interest companies, i.e. us). If Babergh Council receives an expression of interest to bid during this period, the full moratorium is extended to 6 months.

We will be contacting the council to express our interest to bid but the advertised price of £325k needs to be confirmed by independent valuation. We hope to make contact with the owner to open a constructive dialogue, which will allow us to finalise our business plan and then propose to the community our plans to secure finances to purchase.

If you have any questions, then do drop us a reply.

Best wishes,

Cockfield Village Group