



COCKFIELD
village group

Cockfield Village Group update

We will be writing monthly articles in the Green Links, to not only update you on our progress on purchasing the pub, but to promote the shop and post office.

Reopening the Plough and Fleece pub would be an amazing success story for the village. Our progress on the community purchase of the pub had stalled but since the start of 2024, things have really taken off! Engaging with the owner, gaining access into the pub and undertaking an independent valuation, have allowed us to put in an offer. Please visit our website (www.cockfieldvillagehub.co.uk) and Facebook page for information and updates.

With guidance from Plunkett UK (a charity supporting local business endeavours since 1919), we are walking the 'tried and tested path' for community ownership. Our initial funding requirement is £460,000, this figure includes the purchase price, refurbishment costs, creation of space for the shop and post office, and a meeting place incorporating a cafe. Professional fees, stamp duty and initial stocking are also factored into this amount.

The two primary sources of funding are from grant applications and Community Share Offer. We have applied for a Community Ownership Fund and a decision is expected imminently. The application process is rigorous and the bar is set high. Luckily, there is an opportunity to reapply, where we would use feedback received and Plunkett's support. Obviously, we hope that we are successful the first time around!

We are also applying for additional grants and this is where pledges are important. Although we are not promoting our share offer yet (details will follow soon), we very much need pledges. When the time is right, we will be looking to raise between £150,000 and £200,000 from our initial community share offer.

The total amount of pledges received so far is £58,000, which is over 25% of our upper target. This is good but we need more. It is understandable to be hesitant and we have anticipated likely questions, which can be found by visiting this link: www.bit.ly/cvgfaq.

We need local support for this project to succeed. We have a transformational opportunity to create a Community Hub overlooking the Great Green, which will add another jewel to the crown of this fantastic village!

Don't delay, pledge today: www.bit.ly/cvgpledge.

Best wishes,

all from the Cockfield Village Group