

Dear all,

It has been a while since our last email and we want to update and reassure you that we have not lost interest in this venture.

From our conversations with the estate agent, we have been given the impression that the landlord wishes to sell the pub and the land behind it as one transaction; we have been unsuccessful in engaging in a dialogue with the landlord and to gain access for an independent valuation, which would help justify whether £350k is a realistic offer price. We were advised that a third party developer was interested in making an offer on the pub and the land behind it. Although we are unable to make direct contact with the developer, we have also been given the impression from the estate agent that they are interested in striking a deal with us.

One of the main reasons why things have stalled somewhat could be due to the time-limited planning conditions on the land behind the pub. You may be aware that plans were submitted last month by the landlord to Babergh Council.

We continue to meet on a regular basis to progress items such as the business plan and we would like to thank those who have made a donation on the GoFundMe page. Of the £1500 received, we would like to update you on where this money has been spent: £590 has been paid to the Financial Conduct Authority, Plunkett Foundation and the Information Commissioners Office.

From the numerous success stories of Plunkett supported community ventures, it is clear that this is a long game - we can assure you that we are determined to make this venture succeed!

Best wishes,

Cockfield Village Group