



CHANGE OF USE APPRAISAL FOR THE CABINET PUBLIC HOUSE (CLOSED), HIGH STREET, REED, ROYSTON, HERTFORDSHIRE SG8 8AH



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1. EXECUTIVE SUMMARY

1.1 [The Property](#)

Defunct Grade II listed public house and land in a small Hertfordshire village.

We understand that the pub ceased trading in the early part of 2011.

1.2 [Financial Viability](#)

A confidential Viability Report dated 16th November 2016 concluded that the Cabinet Public House is not viable as a fine-dining “Gastro-Pub” business or as a wet-trade only pub and it is not realistic to think that it could become viable in the future.

An independent assessment of the Applicant’s Viability Report commissioned by North Hertfordshire District Council confirmed that the findings were fair and reasonable and supported by evidence and fair expert opinion.

Paragraph 4.4.1 of the Council’s Planning Officer’s Committee Report states “*The change of use application should be granted as it has been demonstrated that the business of a public house in this location is no longer reasonable viable as a sustainable use either as a wet-trade only or food-led gastro pub, either today or in the long term.*”

1.3 [Marketing](#)

The property was marketed widely for 4 years; however there were no pub operators willing to continue the A4 use either on a freehold or leasehold basis. The property was eventually put to auction where the only bid was from the Applicant.

1.4 [Other Similar Facilities](#)

There are 12 pubs within 3 miles of Reed and 38 pubs within 7 miles. The Cabinet ceased trading around 6 years ago suggesting that the village community has already adjusted to the loss of the public house facility by patronising other pubs in the vicinity.

1.5 [Alternative Community Use](#)

The report clearly indicates that there is no alternative community use for the building which would be viable and sustainable in the long-term in which case the loss is outweighed by the benefit of bringing the site back into viable use (NPPF paragraph 133) in the only way which is realistically possible, which is as a residential dwelling thus “securing the building’s optimum viable use” (para. 134).

1.6 [Designated Heritage Asset](#)

There being no alternative community use for the building, with the importance of the Grade II status and Designated Heritage Asset listing foremost in consideration, the

historical character of the building must be protected at all costs and with all other options exhausted the only realistic use for the building is as a residential dwelling.

1.7 Reed Conservation Area

Paragraph 4.4.1 of the Planning Officer's Committee Report states that *"The amount of harm the loss of the use itself has had on the overall character of Reed Conservation Area is considered to be minimal and does not outweigh the demonstrated issue that the public house business is unviable."*

1.7 Conclusion

- The Cabinet closed in 2011 and was in a poor state of repair when the Applicant acquired the property.
- The ACV process had run its course and there was no interest recorded from a community group wishing to purchase the property.
- The property was openly marketed for over 5 years as a freehold or leasehold opportunity but no parties committed to continue the A4 use or to acquire the property for any other community use.
- The property was auctioned in October 2015 and the Applicant's bid was the only one put forward.
- The public house is proven as being unviable.
- There is no viable and sustainable alternative community use for the building.
- There are at least 38 similar community facilities i.e. public houses within 7 miles.

That being the case, the NPPF (paragraph 133) states the harm or loss (of the intended use) is outweighed by the benefit of bringing the site back into use. There being no alternative community use then the only sustainable use is as a residential dwelling which will safeguard this Designated Heritage Asset and its Grade II listed status.

We conclude that the provisions within the NPPF and the emerging policy ETC7, which carries limited weight, have been met and that the application for a change of use should be permitted.

2. INSTRUCTION

The instruction from Mr. R. Newman is to provide a study of the Cabinet Public House to accompany application reference number 16/02113/1 for the change of use of the property from A4 (drinking establishment) to C3(a) (dwellinghouse).

It is confirmed that this study is carried out by S G Culverhouse, Fellow of the British Institute of Innkeeping and is independent of any outside parties involved in the proposed planning application. SGC has over 18 years' experience in the estate agency sector and as a consultant to the licensed trade. He was previously an operator of freehold public houses and inns for over 34 years. SGC is fully conversant with the current trends in the industry and is constantly engaged in appraisals, valuations, financial health checks and viability studies presenting unbiased and realistic views which are taken into serious consideration by all parties concerned and which form an integral part of the decision-making process.

2.1 PURPOSE OF THE REPORT

This document examines the issues relating to the proposed loss of a community facility. We appraise the marketing history as if to continue the current use and all other requirements within the National Planning Policy Framework guidance and the North Hertfordshire District Council Local Plan policies relating to the retention of community facilities. We also examine the effect of the proposed loss on the Reed Conservation Area and the Grade II listed status of the Designated Heritage Asset.

2.2 IMPORTANT CONFIDENTIALITY STATEMENT:

The contents of this report are confidential to the addressee Mr. R. Newman ("the Applicant") for the specific purposes to which they refer and are for **his use only** and may only be referred to by other parties with prior permission, in writing, from the Applicant. No responsibility is accepted towards any other party in respect of the whole or any part of the contents. Stephen Culverhouse and Change of Use, incorporating Licensed Property Analysts, may not be held responsible for any errors, omissions or inaccuracies, financial or otherwise, contained within this report. Our terms & conditions apply to this report and they can be viewed on the website: www.change-of-use.com ("the Company").

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3. METHOD OF COMPILATION

This change of use appraisal is to be considered in conjunction with the Viability Report compiled by this firm and submitted to North Hertfordshire District Council on 1st September 2016.

The non-viability of the Cabinet public house is proven and to substantiate the proposal for a change of use from A4 to C3 the contents of this report centre on the following issues:-

- The marketing of the property
- Other similar facilities in the vicinity
- Alternative community use of the property
- The effect of the proposal on the Designated Heritage Asset and Conservation Area

4. THE PROPERTY

4.1 VILLAGE LOCATION

Reed is a small village (Pop. 310) and civil parish in North Hertfordshire. It is situated on a chalk ridge at almost the highest point in the county, approximately 3 miles south of the market town of Royston. There are 38 public houses listed within 10km of the village.

www.pentalocal.uk

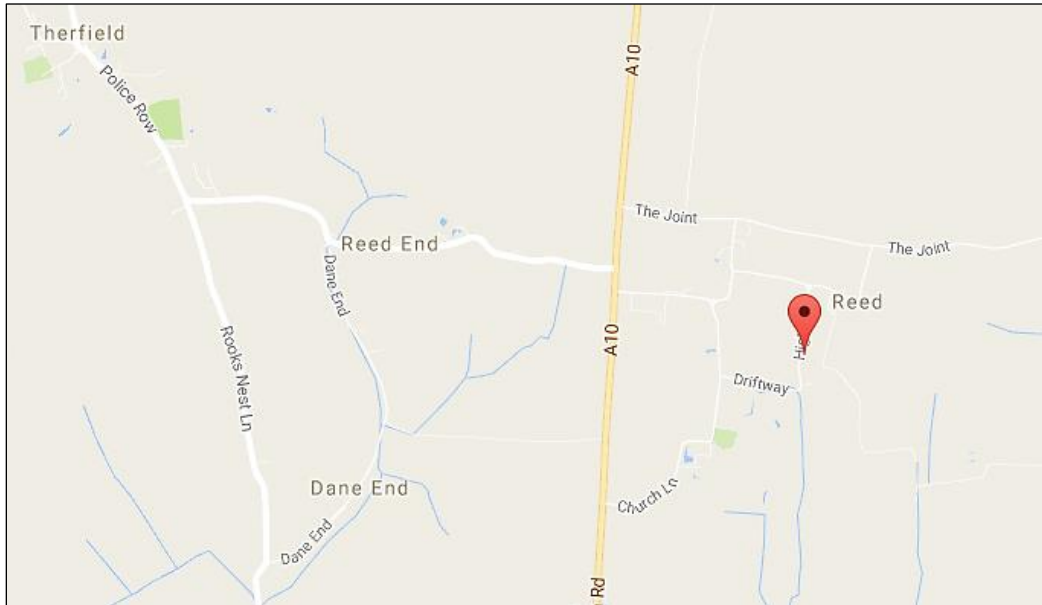
Existing community facilities include a village hall, the Saxon parish church of St. Mary, a “good” First School (according to Ofsted) and a successful cricket club with licensed bar.



Regional Location Map

Distances:

Royston: 3.6 miles; Letchworth Garden City: 13.3 miles; Bishop’s Stortford: 16.4 miles; Cambridge: 16.8 miles; Welwyn Garden City: 23.6 miles; Luton: 26.2 miles; London (SW1A): 55.2 miles.



Village Location

The village of Reed is located approximately 0.6 miles (by road) to the east of the A10 trunk road which links Cambridge with London.

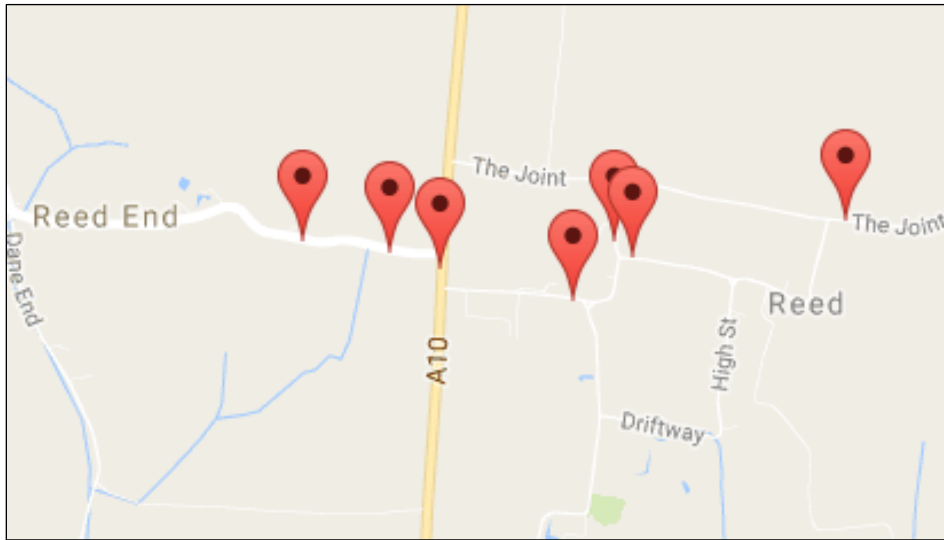
4.2 Transport links:

According to <http://transport-points.co.uk/pointsearch.asp?op=11&size=F&loc=SG8%208AH>

Bus services are listed as follows:-

Full Name	Area	Buses (M-F)	Buses (Sat)	Buses (Sun)	Services	County
Reed End, Honey Pot Hill	Reed End	0	0	0	0	HERT
Reed End, Reed End Farm	Reed End	0	0	0	0	HERT
Reed, Brickyard Lane	Reed, HERT	8	8	0	3	HERT
Reed, Jacksons Lane	Reed, HERT	0	1	0	1	HERT
Reed, Silver Ball Cafe	Reed, HERT	8	7	0	5	HERT
Reed, The Joint	Reed, HERT	0	0	0	0	HERT
Reed, Village Hall	Reed, HERT	8	9	0	5	HERT

Bus stops are marked as follows:-



The nearest railway station is at Royston (3.3 miles) with services to London Kings Cross, Birmingham and beyond.

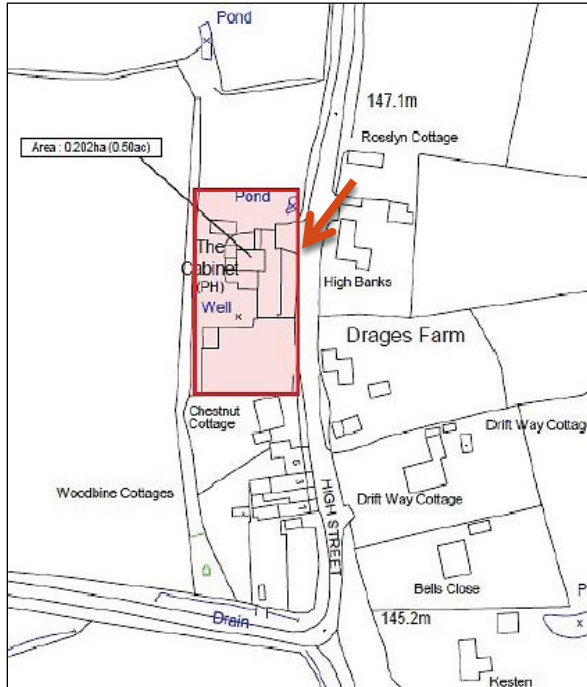
The closest major airports are at Stansted (22.5 miles) and Luton (26.2 miles).

4.3 PROPERTY LOCATION

The Cabinet Public House is located on the High Street as indicated by the arrow below. The area is predominantly residential with a scattering of properties.



Site Plan:



View from angle marked on plan 



4.4 PROPERTY DESCRIPTION

The Mullucks Wells sales particulars in 2012 describe the building as follows:-

“The Cabinet is Grade II Listed and considered to be of architectural and historical merit. A timber framed building with rendered and weatherboard elevations under a tiled roof, the oldest part perhaps dates back to the early 17th century, although there have been subsequent extensions including a large dining room.”

The Grade II listing in 1987 describes the building as follows:-

“Public house. Late C17 or early C18, extended C19 and C20. Timber frame on brick base. Weatherboarded. Steeply pitched tiled roof. Originally 2 bays, extended by 1 bay to left with further additions at both ends. 2 storeys. Ground floor: entrance to left of original centre, recessed plank door in architrave with dentilled and bracketed hood, to left two 3 light small pane flush frame casements, to right one of 2 panes, all with hoodboards. First floor three 2 light small pane casements. Coved eaves. Cross axial ridge stack at original left end, part rebuilt. To rear a C19 continuous lean-to outshut behind main range and first added bay, weatherboarded and rendered. Rendered upper part of rear wall on main block with some comb pargetting. Short C20 gabled addition to left end, set back slightly. 1 storey mid C20 addition to right end with an entrance. Beyond this to right a C19 weatherboarded and slate roofed outbuilding with 2 doors to front. Interior: chamfered axial bearer, stop chamfered fireplace lintel.” www.britishlistedbuildings.co.uk

According to the agent's sales particulars the accommodation at the time briefly comprised:-

Ground Floor: Bar/Reception Area; Snug Bar (14); Restaurant (52); Commercial Kitchen; Customer Toilets; Beer Cellar.

First Floor: 2 Bedrooms; Lounge; Bathroom.

Outside: Paved Terrace and Gardens (62); Additional outbuilding currently used for storage; Car Park (25).

Trading Area: 2,500 Square Feet.

The agent's sales particulars are recorded within the [appendices](#) of this report.

4.5 THE PROPOSAL

The Cabinet Public House was acquired by the Applicant at auction on 22nd October 2015 and the purchase completed on 19th November 2015. Mr. Newman states *"I am a personal licence* holder with experience in the operation of licensed premises and I originally planned on re-opening the building as a pub"*. However, upon closer inspection, the Grade II listed building was judged as requiring a capex considerably higher than that which was first evident and Mr. Newman concluded that for the building to continue as a public house was not justifiable.

*Personal Licence No. LN/210006356 Epping Forest District Council



Bar



Dining Room



Kitchen



Bar Fireplace

Pictures are prior to the auction when the property was under previous ownership.

The Applicant states that he undertook repairs to the building in order to make it weatherproof and cleared a large amount of unwanted material from the property. We are informed that the North Hertfordshire District Council's Planning Enforcement Officer was aware of the remedial works being carried out by Mr. Newman in order to safeguard the future of this historical building.

4.6 CABINET PUBLIC HOUSE STATUS AND OWNERSHIP

The Cabinet Public House is described as *“a timber framed building with rendered and weatherboard elevations under a tiled roof, the oldest part perhaps dates back to the early 17th century, although there have been subsequent extensions including a large dining room.”*

This style of pub would probably have been operated as a wet-led village local up until the mid-20th century but as technology progressed and the community adjusted to a new life-style so trade dwindled and the need to diversify became apparent.

In recent years significant investment became necessary, particularly in the kitchen and with the dining extension meaning the Cabinet was run as a traditional pub serving pub meals but also with a high quality restaurant.

The days have long-gone when rural wet-led pubs were once the epitome of the licensed-trade industry and a vibrant food offer has become essential in enabling such outlets to become viable and sustainable.

In some areas there are a great many similar pubs competing for the “drive-to” element of potential clientele and there are 38 pubs within a 10km radius of Reed many of which falling into the same category as the Cabinet, once a destination fine-dining venue.

The fine-dining sector of the pub industry involves skill and expertise so as to establish a core business from what has become a fickle clientele demanding quality, consistency and value for money.

The implementing of fresh produce and expensive ingredients can create wastage unless there is a consistent demand for the finished product. Many talented chefs are indifferent business-people and wastage coupled with a resultant low gross profit and high staff costs can soon take their toll on a business.

Consequently the culmination of strong competition, shortage of suitably experienced tenants and the lack of support from sufficient numbers of the local community resulted in the failure of the business and its closure in 2011.

Most Recent Ownership:

The Cabinet had become a fine-dining venue in more recent times and we have traced the ownership back to the turn of the century. Online research has provided the following information which may not be in chronological order but all names are in the public domain.

2004 – Owned and operated by “celebrity chef” Paul Bloxham, backed by City investors
– freehold sold in 2005

2005 – Business operated by Messrs. Smith/Hagger from July of that year

2007 – Freehold sold to Albanwise Limited by Fleurets in October off an asking price of 795K*

*Sales particulars are within the appendices of this report

2009 – Business acquired by Angus Martin & Tracey Hale in October of that year

2011 – Pub closed

2015 – Freehold property acquired by Mr. R. Newman from Albanwise Limited on 19th November 2015 (solicitor’s statement within the appendices).

We are unaware of the circumstances surrounding the earlier changes in ownership or the intentions of the former owners Albanwise Ltd. who are described at Companies House as being a company whose business includes “the letting and operating of own or leased estate”. As far as we are aware Albanwise Limited did not directly operate the Cabinet Public House during their period of ownership but rather let the business under a lease.

5. NHDC POLICIES & NPPF GUIDANCE

5.1 NORTH HERTS DISTRICT COUNCIL POLICIES

LOCAL PLAN 1996 AND DISTRICT LOCAL PLAN No. 2 WITH ALTERATIONS (Originally adopted April 1996)

There is no policy specifically covering the loss of a public house within the North Hertfordshire Local Plan 1996 or the District Local Plan No. 2 with Alterations and the planners are guided by the NPPF which necessitates a need to demonstrate non-viability and the marketing of the property in question.

Within planning application 15/01183/1 (withdrawn) dated 4th June 2015 the Planning Officer’s report states the following with regard to policies:-

“There is a draft policy (ECT11) in the Local Plan Preferred Options. This draft policy seeks to protect these uses and prevent their loss unless there is another facility within walking distance and the proposed use would complement the function and character of the area. If neither of these criteria are met then evidence of vacancy and marketing is required. However, it is my view that, given its current status, little material weight can be given to this draft policy in the consideration of this proposal.”

DISTRICT LOCAL PLAN NO.2 WITH ALTERATIONS

Saved Policies

Since 1996, the district's planning policies have been contained in the District Local Plan No.2 with Alterations. Under the Planning & Compulsory Purchase Act 2004, those policies expired on 27 September 2007, except for those which were given permission from the Secretary of State to endure beyond this date. That permission has been granted in respect of 33 of the policies.

There is no policy relating to the change of use or loss of a community facility with the 33 saved policies referred to above. Link to the written statement:-

https://www.north-herts.gov.uk/sites/northherts-cms/files/written_statement_sep_2007.pdf

NORTH HERTS LOCAL PLAN 2011-2031 – PREFERRED OPTIONS

This emerging Local Plan will replace the 1996 Local Plan. The Proposed Submission Draft Local Plan was approved in September 2016 and a public consultation followed during October/November 2016. The Council is currently considering the responses and will decide whether to send the plan to the Government for examination.

However, the Council’s Planning Officer states that policy ETC7 within the emerging Local Plan carries only limited weight but the policy seeks to protect local shops, services and facilities in towns and villages.

<p>Policy ETC7: Scattered local shops and services in towns and villages</p>
<p>Planning permission for small-scale proposals providing new shops and services will be granted within existing settlements to serve the local community as an exception to the sequential approach set out in Policy ETC3(a).</p> <p>Planning permission for the loss or change of use of any shops, services or facilities outside the defined retail hierarchy will be granted where:</p> <ul style="list-style-type: none"> a. There is another shop, service or facility of a similar use available for customers within a convenient walking distance; and b. The proposed replacement use would complement the function and character of the area. <p>An exception to criterion (a) above will only be permitted if it can be demonstrated that the unit has remained vacant for a year or more, and documentary and viability evidence has been provided that all reasonable attempts to sell or let the premises for similar uses in that period have failed.</p>

- 5.33 Scattered local shops, services and other facilities in towns and rural areas provide residents with access to important goods and services. They also minimise the need to travel. The less mobile are particularly reliant on these facilities which include shops, post offices, pubs and petrol filling stations⁷⁷.
- 5.34 New facilities of an appropriate scale and location within Category A and Category B villages will generally be supported without the need for sequential testing of alternate locations.
- 5.35 However, given the high value of residential land in the rural area, there is often pressure from landowners to change the use of, or redevelop, existing facilities for residential purposes. This may be the case even where the business is thriving, if the return on an existing use is less than can be gained from residential development.
- 5.36 These facilities should be protected wherever possible and the policy seeks to prevent their loss. However, where it can be shown such facilities are no longer needed and not viable, then permission may be granted for a change of use.

The Planning Officer confirms that the limited weight afforded to this policy results in the need for viability information to be submitted for consideration. This has been achieved by the Applicant and the LPA is in agreement that, in line with NPPF advice, the public house is no longer viable.

5.2 National Planning Policy Framework

3. Supporting a prosperous rural economy

Paragraph 28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- **promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.**

- ❖ National guidance also requires local planning authorities to take into account the importance of local shops and services to communities when considering planning applications affecting such facilities. The guidance states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

8. Promoting healthy communities

Paragraph 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- **guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;**
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

6. THE APPLICATIONS

6.1

Application Reference: 16/02113/1 – Change of Use from A4 (Public House) to C3 (Single Residential Dwelling)

Submissions under consideration within this report:

- Committee Report from Planning Officer Ms. A. Mc Donald (**PR1**)
- Building Conservation Group Report from Mr. M. Simmons, Senior Conservation Officer (**CR1**)
- Design & Access Statement from Architecture & Design Services Limited – Ref: 16/001

6.2

Application Reference: 16/02129/1LB – retention of internal and external alterations in association with conversion from Public House to single residence.

- Committee Report from Planning Officer Ms. A. Mc Donald (**PR2**)
- Building Conservation Group Report from Mr. M. Simmons, Senior Conservation Officer (**CR2**)
- Design & Access Statement from Architecture & Design Services Limited – Ref: 16/001

Additional documents for consideration:

- Appeal decision for the White Lion, St. Leonards, Buckinghamshire HP23 6NW
- Decision notice for the Sir John Barleycorn, Oughton Head Way, Hitchin SG5 2JZ

Within this report we have extracted statements from the above documents in order to address outstanding issues relating to the proposed change of use application.

6.3 By analysing the National Planning Policy Framework (NPPF) and the consequential guidance provided by the National Planning Policy Guidance (NPPG) along with the guidance from the LPA, the following main issues require addressing in order to substantiate a change of use for the Cabinet Public House from A4 (drinking establishment) to C3 (dwellinghouse):-

- Financial Viability
- Marketing for Sale
- Alternative Community Use
- Other Similar Amenities in the Area
- Effect of proposed loss on Designated Heritage Asset & Conservation Area
- State of the industry regionally and nationally

7. FINANCIAL VIABILITY

Within this section we refer to extracts from the Planning Officer's Committee Report (PR1 & 2) and the Council's Conservation Officer's Report (CR1 & 2).

7.1 A Financial Viability Report from this firm dated 22nd November 2016 was submitted to NHDC Planning Department as a confidential document not to be made public in accordance with instructions by the Applicant, Mr. R. Newman. The report concludes that based on either a food dining offer or as a drinking/wet trade only pub, the business is not viable at the present time or in the long-term future.

7.2 In due course the Council had the Applicant's report independently assessed by Trinity Solutions Consultancy Ltd. This concluded that the Applicant's Viability Report does adequately deal with the relevant matters regarding options for viability and the **conclusion that the public house is no longer viable is fair and reasonable**. Furthermore, Trinity Solutions agree that this conclusion is supported by evidence and reasonable expert opinion.

Matters Arising:

7.3 We refer to the Planning Officer's report to the Committee dated 27th October 2016:-

*"4.3.7 It is Policy ETC7 which states that if the facility is no longer attractive to the market, has remained vacant for at least one year and **evidence is provided proving it is unviable**, that an exception to the retention of the facility within the village can be given. Only limited weight can be given to the consideration Policy ETC7 as it is in the emerging Local Plan. However, the NPPF has to be considered in the context of viability. Given that the application sets out that the public house stopped trading in 2011 and that the business is not viable as an immediate or long term business within the village or Reed, significant weight has to be given to this in the consideration of the application." – PR1*

7.4 The Committee Report comments on the location and impact of the proposed loss of the public house on the character of the Conservation Area:-

"4.3.8 The village of Reed can be described as a village that is dispersed in nature, without a defined central point. The Cabinet, whilst being located on the High Street, is in reality on a narrow rural lane, with no pavements or street lighting in an area surrounded by other domestic properties. Reed does not have an obvious village centre, with a shop, green, church and public house all grouped together." – PR1

7.5 The Planning Officer also provides an opinion of the character of the village:-

*"4.3.9 My view is that due to the loose knit character of Reed, where the public house is located on a small side lane and not within an obvious central point of the village, the loss of the pub use from the village cannot be demonstrated to be so harmful to the overall or wider character of the village as to justify the refusal of this application for this reason, **given the viability information that has been provided**. The building itself is retained, and when passing by the site there is little or no change to the feel of the area. Furthermore, given that the pub stopped trading over five years ago, it can be argued that the character of Reed today has already adjusted." – PR1*

7.6 There are third parties who make representations on the application claiming that the public house is viable and has failed as such because of poor management. However, there is no evidence submitted to support this theory whereas the Applicant has submitted a Viability Report which has been assessed and verified by an independent expert leading to its acceptance by the Council that the public house is not viable at the present time or in the long-term future. Should there be a viability argument forthcoming from third parties it will doubtless be based on assumptions, unqualified financial projections and hearsay.

7.7 The Planning Officer's Report to the Committee regarding viability concludes as follows:-

*"4.4.1 The change of use application should be granted as it has been demonstrated that the business of a public house in this location is **no longer reasonably viable** as a sustainable use either as a wet trade only or food led gastro pub, either today or in the long*

term. Furthermore, that the physical location of the public house building, on a narrow lane, with limited parking, a low number of dining covers and little passing trade further and unfortunately undermines its potential as a public house.

The amount of harm the loss of the use itself has had on the overall character of Reed Conservation Area is considered to be minimal and does not outweigh the demonstrated issue that the public house business is unviable.” – PR1

Conservation:

7.8 Crucially, the Conservation Officer in his report states that there is no loss to the historic fabric of the building through the carrying out of works and for the change of use for the building from pub use to a single dwellinghouse there is no objection as it has been adequately demonstrated that the **pub-use business is no longer viable**.

Consequently, there is no objection to the internal and external works which have been carried out which may hinder the use of the building as a pub but which do not harm the historic features or integrity of the building. The Planning Officer states:-

“The Council's Conservation Officer has expressed concern that the loss of a public house function from the village is harmful to the wider character of the Conservation Area, when the 'use' of the public house is taken to inform 'character', rather than the physical building of the public house.

*However, he concludes that **viability outranks use in this instance and that to secure the long term occupation of the building in a viable use to ensure its protection and retention is more important than the retention of the public house use per se**. On this basis he concludes that the harm to the character of the Conservation Area is less than substantial, as it is outweighed by viability and he raises **no objection to the change of use** to a dwellinghouse on this basis. This conclusion is in accordance with the NPPF paragraph 134 guidance.” – PR2 & CR2*

Viability Conclusion:

7.9 It is our opinion that the Designated Heritage Asset status of the building has not been affected. Great weight should be applied to the conservation of the asset. The alterations which have been carried out may have transformed the building into a dwellinghouse but the building has not been a pub since 2011.

The public house is proven to be unviable as a business either as a dining venue or a wet-led pub and this report later demonstrates that there is no realistic alternative community use for the building. This being the case, the NPPF requires a balanced judgment and this should be for the building to be conserved at all costs regardless of its original use. The conversion to a dwellinghouse will satisfy the need to preserve the building as a Designated Heritage Asset.

8. DESIGNATED HERITAGE ASSET

Definition: Heritage Asset

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

<https://historicengland.org.uk/advice/hpg/hpr-definitions/h/536274/>

Significance is defined in Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) (Annex 2) as: “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”

8.1

We refer to a recent Appeal Decision relating to an enforcement notice issued by Chiltern District Council.

Appeals A: APP/X0415/C/15/3130705 & 3131920

The White Lion, Jenkins Lane, St Leonards, Buckinghamshire HP23 6NW

Decision date: 6 October 2016

To qualify the NPPF guidance on matters relating to Designated Heritage Assets:-

National Planning Policy Framework

12. Conserving and enhancing the historic environment

133. Where a proposed development will lead to substantial harm to or total loss of significance of a Designated Heritage Asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible
- the harm or loss is outweighed by the benefit of bringing the site back into use

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Referring to the White Lion case, the Appeals Inspector states:

Issue 1 – community facility

*“No evidence was brought by the Appellant to demonstrate that **the building is not required for any other community use as the policy requires.***

*Whilst St Leonard’s benefits from a village hall, the rural populace is limited in the number and type of community facilities available in comparison to more urban locations (as might be expected) and thus the opportunities for social interaction fostering a community spirit are restricted. In such circumstances the loss of a building with potential to be used for an alternative community service or facility **without demonstration that it is not required** would not go towards promoting social interaction and creating healthy, inclusive communities.”*

Cabinet Response: There is no such requirement within NHDC emerging Policy ETC7 which, in any case, carries little weight in this case.

Issue 2 – the special interest of the building

“In addition to its architectural significance is the significance of its historic use as a public house. Further, the regard placed on its communal heritage value as a long-standing place of social interaction is demonstrated by efforts of the local community to retain its use as a public house.

In terms of the NPPF, the harm would be less than substantial such that the harm is to be weighed against the public benefits of the proposal, including securing optimum viable use (paragraph 134).”

As far as the Cabinet is concerned:-

There being no saved local authority policy relating to the proposed loss of a community facility, in accordance with NPPF 134 and so as to secure the optimum viable use of the Designated Heritage Asset whilst demonstrating that the total loss of its current significance is justified, we have examined all the alternative community uses for the building. Its non-viability as a public house is proven and following exhaustive research there is no viable and sustainable alternative community use for the building.

Therefore, in this case the loss is outweighed by the benefit of bringing the site back into viable use (NPPF paragraph 133) in the only way which is realistically possible which is as a residential dwelling.

The four points within paragraph 133 are adequately addressed within this report confirming that the existing loss is necessary in this case.

9. MARKETING

Ownership and Occupiers:

9.1 The property has been marketed on a number of occasions since 2004 when “celebrity chef” Paul Bloxham sold the Cabinet, after just two years at the helm, to Simon Smith and Mark Hagger.

Research indicates that the property was occupied by a number of operators between 2005 and 2011

2002

2004 – Owned and operated by “celebrity chef” Paul Bloxham, backed by City investors
– freehold sold in 2005

2005 – Business operated by Messrs. Smith/Hagger from July of that year

2007 – Freehold sold to Albanwise Limited by Fleurets in October off an asking price of 795K*

*Sales particulars are within the appendices of this report

2009 – Business acquired by Angus Martin & Tracey Hale in October of that year

2011 – Pub closed

2015 – Freehold property acquired by Mr. R. Newman from Albanwise Limited on 19th November 2015 (solicitor’s statement within the appendices).

We are unaware of the circumstances surrounding the changes in ownership or the intentions of the former owners Albanwise Ltd. who are described at Companies House as being a company whose business includes “the letting and operating of own or leased estate”. As far as we are aware Albanwise Limited did not directly operate the Cabinet Public House during their period of ownership but rather let the business under a lease.

Agency Activity:

9.2 There are numerous records of agents’ sales particulars online including the following:-

2007 Fleurets sell the freehold to Albanwise Ltd off an asking price of 795K.

2011-2014 Davis Coffey Lyons joint agents with Mullocks Wells – asking price 495K

2012 Mullocks Wells/DCL also offer the leasehold opportunity at flexible terms to be negotiated

2014 Property withdrawn from Mullocks Wells but continued to be marketed by DCL as a freehold or leasehold opportunity

2015 Withdrawn from DCL and advertised for auction

The various agents' sales particulars are within the Appendices of this report as are the Auctioneer's details together with a letter from the Applicant's solicitor confirming the acquisition at auction on 22nd October 2015.

Marketing Report:

9.3 Messrs. Mullocks Wells have provided the Applicant with a marketing activity report.

PLEASE SCROLL DOWN



There are at least 38 similar community facilities i.e. public houses within 7 miles.



MullucksWells

Mr R Newman
17 Ivy Chimneys
Epping
Essex CM16 4EL

4 March 2016

Dear Richard

Re: The Cabinet, Reed

I refer to our recent telephone conversation and understand that you have recently acquired and refurbished The Cabinet at Reed.

As you know, Mullucks Wells were involved in the marketing of the premises seeking either a sale or a letting as a public house along with our joint agents Davis Coffey Lyons. Our marketing commenced in July 2011, and came to an end in January 2014.

I understand that you are exploring various uses for the public house, and have asked that we provide a report setting out the marketing undertaken during our period of instruction, and I set this out below.

INSTRUCTIONS

Mullucks Wells were instructed to act as joint agents in the marketing of the Cabinet, Reed, alongside Davies Coffey Lyons in July 2011.

The property was initially offered for sale, seeking offers in excess of £495,000. Instructions were received to offer the property to let as well as for sale in January 2012, to widen the potential of achieving a transaction.

Initially the property was offered to pub/restaurant occupiers, again however to increase the potential pool of occupiers, the property was also offered to alternative users such as D1 nursery or medical uses, and B1 offices. Any occupier considering the building for a non-public house use was advised to speak to the local authority to discuss whether their use would be acceptable.

The Guild House, Water Lane, Bishop's Stortford, Herts CM23 2JZ

T: 01279 755 400 F: 01279 757 377 E: mullucks@mullucks.co.uk www.mullucks.co.uk

Directors: R.J.S. Roberts FRICS – W.R. Wells FNAEA – D.J. Emberson FNAEA – D. Galati – J. Wilson FNAEA MARLA

Associates: Delia Roberts BSc MRICS Consultant: T.M. Trembath FRICS FAAV

MW East Anglia Limited trading as Mullucks Wells Registered in England No. 489 4067

Registered Office: The Guild House, Water Lane, Bishop's Stortford, Herts CM23 2JZ

Bishop's Stortford – Saffron Walden – Great Dunmow – Epping – Mayfair



LETTINGS

LAND & NEW HOM



MullucksWells

MARKETING

An A3 marketing brochure was produced giving details of the accommodation and terms of sale, and a "for sale" board was erected within the grounds fronting the High Street. This brochure forwarded to parties on our commercial mailing list seeking A3/A4 premises, and distributed via Perfect Information Property to Agents based in London, East Anglia and the South East, and via the Estate Agents Clearing House email system.

The property was listed on our Mullucks Wells website, as well as Rightmove and Focus CoStar, with particulars available to download.

During the period of marketing, The Cabinet appeared in 14 adverts in local newspapers including the Herts & Essex Observer, Mercury, Cambridge News and Property Mart, which received no response.

PRICE

As mentioned, The Cabinet was initially offered for sale at offers in excess of £495,000.

The quoting terms were altered a number of time during the marketing, including price reductions in November 2012, and April 2013 to £450,000 and £425,000 respectively, each subject to an overage agreement.

The property was offered to let on a full repairing and insuring lease, for a minimum term of 5 years. Offers were invited for the rent, and incentives such as a reduced initial rent to assist with decoration would be considered.

INTEREST RECEIVED

As a result of the marketing undertaken, Mullucks Wells undertook 27 viewings with various parties including agents for a pub group, developers and restaurateurs. These viewings resulted in further discussions as:

- | | |
|---------------|--|
| Kier | Offer made subject to change of use to residential. Rejected. |
| Titmus | Lease proposal discussed but unable to agree terms due to short term commitment and covenant strength. |
| Everard Cole | Interest from pub group company, unable to agree terms despite numerous attempts. |
| Galvin/Scott | Unable to agree leasehold terms. |
| Carte Blanche | Agreed sale, solicitors instructed however purchaser failed to progress. Transaction aborted. |

Bishop's Stortford – Saffron Walden – Great Dunmow – Epping – Mayfair

SALES

LETTINGS

LAND & NEW HOMES



MullucksWells

Tait Subject to change of use to residential. Rejected.

As you can see a number of attempts were made at selling or letting the property to restaurant and public house uses without success. These transactions failed for a variety of reasons.

SUMMARY

The property had been offered for sale or to let as a commercial entity since July 2011. A range of occupiers have considered the property, including alternative uses and residential developers, or residential owner/occupiers. The majority of those who have viewed have found the location and restrictions of the building and its Listed status too challenging when considering their start up costs and projected income.

Mullucks Wells withdrew from the property for a variety of reasons, and we understand that the property remained for sale. We also understand that the property is now registered as an Asset of Community Value.

I trust the above gives sufficient information regarding the marketing undertaken for the property and a history of the interest received.

If you do require any further information then please do not hesitate to contact me.

Yours sincerely

Kirstine Watkins
01279 756644
kwatkins@mullucks.co.uk

Bishop's Stortford – Saffron Walden – Great Dunmow – Epping – Mayfair

LETTINGS

LAND & NEW HOME

9.4 Marketing Summary

The property was marketed nationally and regionally for 2.5 years by Davis Coffey Lyons (the largest leisure agents in London and south-east area) and leading independent commercial agent Mullucks Wells.

Both agents agreed that the original asking price of offers in excess of 495K was “appropriate to the market” at the time. Sales particulars were circulated initially to pub companies, brewers, restaurateurs and independent pub operators via the agents’ comprehensive databases and responses were received through their own and affiliated website platforms.

Coverage was extended by offering the property as alternative community D1 use to nursery and medical applicants as well as B1 as offices. There were enquiries which involved a change of use and they were referred to the LPA.

A “for sale” board was erected at the property and marketing brochures were widely circulated to all applicants seeking A3/A4 use premises as well as to all commercial agents in London and the Home Counties.

The property was also featured 14 times in media publications throughout the region and nationally in the Morning Advertiser and Caterer magazines.

The vendors had a mind to sell and the asking price was reduced twice over the marketing period and also offered to let on a free-of-tie lease at flexible terms to be negotiated.

There were 27 viewings which are detailed within the Mullucks Wells marketing report. The agent states that most interested parties found the property location, Grade II listing and restrictive lay-out of the building too challenging and start-up costs when compared to projected income were prohibitive.

The property was eventually withdrawn from the agencies and put to auction with the Auction House on 22nd October 2015 at Knebworth Park.

The Applicant comments on the auction as follows:-

“The building was offered for sale at auction as vacant with 'development potential, subject to planning'.

My solicitor provided evidence that I made the only bid. There were no other interested parties at all other than me. The Cabinet was one of nine lots sold at the auction from a total of 11 local properties auctioned. The other two were bid on but never made the reserve. This was a very well attended and successful property auction.”

9.5 The following letter from the Applicant's solicitor confirms the purchase:-

kenneth elliott + rowe
solicitors

Richard Newman
Trustee of the Newman 2004 Settlement
PO Box 6000
Epping
CM16 4UG

ENTERPRISE HOUSE
18 EASTERN ROAD
BOMFORD
ESSEX
RM1 3PJ
DX 131528 BOMFORD 8
FAX 01708 766674

Our Ref: DFF.Newman

David Farr's Office
01708 707820
(before 5 p.m.)

Date: 1st November 2016

Dear Richard

Re: **The Cabinet High Street Reed SG8 8AH**

e-mail:
david.farr@ker.co.uk

I confirm that in September 2015 you instructed me to act for you in the purchase of the above property that was otherwise to be sold at auction from Albanwise Limited at a price of £385,000. You decided not to proceed at that price and, instead, bid at the auction on 22 October 2015. Your bid of £375,000 was successful and you completed the purchase on 19 November 2015.

switchboard
01708 757575
law@ker.co.uk
www.ker.co.uk

Yours sincerely,

David Farr
kenneth elliott & rowe

partners
chris dixon
david farr
keith darvill
mark sadler
stephanie tuckett
neville filar
fred rylah

consultants
roger ramsey

authorised & regulated
by the
solicitors regulation
authority

SRA no:49277

†notary public

We conclude that the marketing campaign was vibrant and thorough and the flexibility of terms was centred on disposing of the property by private treaty as a freehold or leasehold opportunity. The property was also circulated to established D1 and B1 users. When the property was put to auction it was widely publicised and there was ample opportunity for members of the local community to bid at the auction but the Applicant's was the only bid put forward on the day.

10. PUBS NEARBY

10.1 There are at least 12 pubs within 3 miles of Reed.

www.pentalocal.uk/england/reed/pubs/?q=52.00612,-0.01434&d=5km



The Tally Ho!	1.4mi
Pub	✓ i 📞 📍 ★
Fox and Duck	1.9mi
Pub	✓ i 📞 📍 ★
The Chequers	2.4mi
Pub	✓ i 📞 📍 ★
The Countryman	2.6mi
Pub	✓ i 📞 📍 ★
Fox & Hounds	2.6mi
Pub	✓ i 📞 📍 ★
Boars Head	2.8mi

Green Man	2.8mi
Pub	✓ i 📞 📍 ★
The Chequers	2.8mi
Pub	✓ i 📞 📍 ★
The Old Bull	2.8mi
56 High Street	
Pub	✓ i 📞 📍 ★
The Banyers Of Royston	2.9mi
Pub	✓ i 📞 📍 ★
Manor House	2.9mi
Pub	✓ i 📞 📍 ★
Coach & Horses	3.0mi
Pub	✓ i 📞 📍 ★

Tally Ho! Barkway SG8 8EX (1.4 miles by road from Reed)

www.tallyho-barkway.co.uk



Popular with locals and as a destination food pub. Privately owned. Families welcome. Bar with local brews on handpump; Restaurant; Functions; Live music; Quiz; Garden; Open fire.

Fox & Duck, Therfield SG8 9PN (1.9 miles)

www.foxandduck.co.uk



19th century award-winning Greene King tenancy. Bar menu and a la carte feature fresh local produce and pub classics. Beers on handpump; Popular with families especially for Sunday lunch.

The Chequers, Barley SG8 8AQ (2.4 miles)

www.chequers.biz



Well-known village pub with bar and restaurant serving authentic Italian cuisine. Hub of the village; Darts team; Petanque; Cricket club headquarters; Music & quiz nights raising funds for local charities.

Countryman, Chipping SG9 0PG (2.6 miles)

www.whatpub.com/pubs/HEN/219/countryman-chipping



18th century traditional locals' pub famous for the Great British Sausage Tosser charity event! Real ale; Pub food; Pretty garden.

Fox & Hounds, Barley SG8 8HU (2.6 miles)

www.foxandhoundsbarley.co.uk



Currently closed and for sale:-

Agent: www.everardcole.co.uk

Boars Head, Royston SG8 9JU (2.8 miles)

www.boarsheadroyston.com



Greene King well established with the local community. Bar with real ale including guest beer; Varied menu featuring local produce, in-house baker; Live music; Quiz; Monthly pop-up shop;

Green Man, Royston SG8 9JU

www.thegreenmanpubroyston.com



Traditional 18th century pub with local real ales and well-received food. Darts; Pool; Quiz; Acoustic Thursday; Nice garden; Car park; Families and dogs welcome.

Chequers Hotel, Royston SG8 9AW

www.facebook.com/ChequersRoyston/?f=159740974036834



15th century coaching inn with contemporary style. Mixed reports but new management have established an Italian restaurant. Craft beers served; Letting accommodation.

Old Bull, Royston SG8 9AW

www.oldbullinn-royston.co.uk



16th century coaching inn. Greene King hostelry. Bar; Restaurant; Function rooms; 11 Letting bedrooms; Food all day; Sunday carvery; Live music – Folk Club;

Banyers of Royston SG8 7BZ

www.banyershhouse.co.uk



Grade II listed Georgian property recently transformed into a destination venue with bar, restaurant & 9 boutique-style bedrooms.

Manor House, Royston SG8 7BT

www.jdwetherspoon.com/pubs/all-pubs/england/hertfordshire/the-manor-house-royston



A JD Wetherspoon pub. Grade II listed 18th century former town house recently placed on the Buildings at Risk Register by English Heritage. Thriving with character the bars offer 6 real ales and the usual budget-priced chain food. TV for sport; Meeting facilities: Outdoor area

Coach & Horses, Royston SG8 5AA

www.findmypub.com



This pub is currently closed and Punch Taverns are advertising for a new tenant.

10.2 There are at least 38 pubs within 7 miles of Reed.



Here are some of those pubs:-

- Black Horse, Brent Pelham
- Woodman, Nuthampstead
- Blind Fiddler, Anstey
- Red Cow, Crawley End, Chishall
- King William IV, Heydon
- Moon & Stars, Mill End
- Bull, Cottered
- Sword Inn Hand, Westmill
- Fox, Aspenden
- Jolly Sailors, Buntingford
- Beehive, hare Street
- Three Tuns, Great Hornead

Black Horse, Brent Pelham SG9 0AP (7.5 miles by road from Reed - www.theaa.com)
www.mavaya.co.uk/BlackHorse/index.htm



Grade II listed freehouse with bar and restaurant. Owner is the chef. Fresh local produce; Locally-brewed real ales; Live fire; Large garden; Car park.

Woodman, Nuthampstead SG8 8NB (4.3 miles)
<http://thewoodman-inn.co.uk>



Smart destination food pub owned by the same family since 1985. Part-thatched 17th century. New family dining-room; Adult dining-room with pool table; Bar with real ales; Special themed evenings; Popular with locals from miles around.

Blind Fiddler, Anstey SG9 0BW (5.7 miles)
www.ansteyvillage.co.uk/pub



Formerly the Chequers this family-run pub serves the community with real ale and pub food. Village Supper Club; Quiz; Live music; Petanque; Garden

Red Cow, Crawley End, Chrishall SG8 8RN (7.3 miles)

www.theredcow.com



Award-winning freehouse with restaurant and bar. Open fires; Family and dog friendly; Real ales; Steak, pies and burger nights; Closed on Mondays.

King William IV, Heydon SG8 8PN (5.9 miles)

www.king-william-iv.co.uk



16th century pub/restaurant with 4 new letting rooms in glorious Cambridgeshire countryside. Real ales; Bar meals; Dinner parties; Outside catering.

Moon & Stars, Mill End, Rushden, Buntingford SG9 0TA (9.3 miles)

www.themoonandstars.co.uk



17th century country pub well known for food and conviviality. Log fires; Saturday morning breakfast; Real ale; Live music; Large garden.

The Bull, Cottered, Buntingford SG9 9QP (6.9 miles)

www.thebullcottered.co.uk



Greene King food-orientated pub with same landlord for 20 years.

Sword Inn Hand, Westmill, Buntingford SG9 9LQ (7.0 miles)

www.theswordinhand.co.uk



14th century highly regarded country inn with 4 letting bedrooms. Locally sourced produce; Blackboard specials; Real ales; Patio garden.

The Fox, Aspenden, Buntingford SG9 9PD (6.0 miles)

<https://thefoxaspenden.co.uk>



Recently taken-over by a local couple, this traditional village pub offers cask ale, open fires, home-cooked food and a lovely garden.

Jolly Sailors, Buntingford SG9 9HU (5.2 miles)
www.facebook.com/thejollysailors



Traditional locals' pub with ales, cider, lager; Pub food; Live music.

The Beehive, Hare Street SG9 0DX (5.3 miles)
<https://whatpub.com/pubs/HEN/304/beehive-hare-street>



Famous for featuring as the last pub in the world in "Hitchiker's Guide to the Galaxy. Roadside freehouse with cask ale, darts and cribbage.

Three Tuns, Great Hornead, Buntingford SG9 0NT (6.7 miles)
www.3tuns.com



16th century beamed freehouse with inglenook fire. Pretty village setting. Cask ale from local brewery; Popular pub food cooked by the landlord. Restaurant; Gardens; Car park.

Summary of pubs in the area

There is a wide variety of country pubs and town hostelries within a few minutes' drive from Reed. Standards are high especially in the destination pubs where food leads the trade. There are several owner/operators and fine-dining chefs specialising in fresh local produce prepared in innovative ways. Many venues are better located than the Cabinet which is tucked away and not on a main route. We conclude that the loss of the Cabinet former community facility will not hinder the local community's ability to fulfill their daily needs.

Indeed, it can be said that after nearly six years without a pub, Reed village has probably adjusted to visiting alternative hostelries in the vicinity.

11. ALTERNATIVE COMMUNITY USE

Local facilities are defined as community facilities such as sport and recreation facilities, community buildings, shops, public houses, doctor's surgeries, care homes, cultural facilities, libraries, places of worship, childcare facilities, children's and youth centres.

11.1 General statistics:

There are a great number of community facilities within a ten mile radius of Reed. These include meeting places, cultural facilities and sporting and recreational amenities for the younger members of the local community. All are accessible by motor vehicle and some by public transport from Reed.

11.2 Alternative "A Class" Uses:

New legislation in April 2015 abolished permitted development rights for public houses which are listed as an Asset of Community Value (ACV). There is currently a reform to the Neighbourhood Planning Bill going through the parliamentary process which will abolish permitted development rights for all pubs (except for A4 to A3 – to be confirmed). All other proposed changes of use within "A Class" will require full planning permission in the near future.

As a matter of course we examine the alternative uses within "A Class".

A1 – Shops. Village shops are in decline and have closed at a higher rate than public houses in the past. The small community of Reed is fortunate to have the Barley Post Office and Stores within a 10 minute drive and there are two convenience stores in Buntingford (10 minutes) and there is a supermarket and several convenience stores in Royston (10 minutes). There are three farm shops in the vicinity. Online shopping has become popular particularly in rural areas where residents for various reasons prefer not to travel. It is not realistic to think that the building would be suitable as a commercially viable retail premises.

Note: Driving times are approximate depending upon conditions www.theaa.com

A2 – Offices. Defined as:- **Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It would not be commercially viable to convert the building so that it becomes suitable for office-use.

A3 – Restaurants and cafés. The Silver Ball transport café is listed as being in London Road, Reed, Royston SG8 8BD. It has been established that the Cabinet public house and restaurant is not a viable business and therefore A3 use can be eliminated as being an alternative community use for the building.

A5 – Hot Food Takeaways. This use is not appropriate given the location of the building.

11.3 Sports' Centres:

There are at least six leisure centres/venues within approximately 5 miles.



Royston Leisure Centre

Melbourn Sports Centre

The Heath Sports Centre, Royston

Basingbourn Sports Centre

Ward Freman Swimming Pool, Buntingford

The Big Shoot - Clay Shooting, Morrice Green.

11.4 Places of Worship

The property is not suited to becoming a leisure facility.



Reed St Mary: Church Close, Reed, Hertfordshire, SG8 8AN

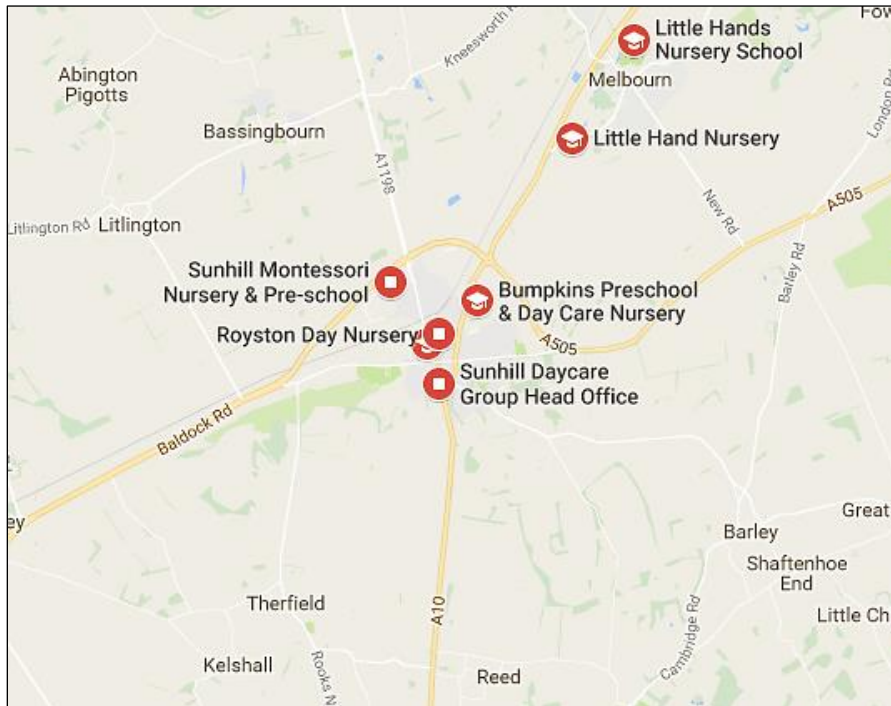
Churches nearby:

St Mary Magdalene, Barkway : Church Lane, Barkway, Hertfordshire, SG8 8EJ
(2.1 miles by road from Reed)

St Margaret of Antioch : Church End, Barley, Hertfordshire, SG8 8JR
(3.8 miles)

11.5 Childcare facilities

There are at least five child-care centres within the vicinity of Reed.



- Barkway Pre-school
- Sunhill Montessori Nursery & Pre-school
- Royston Day Nursery
- The Orchards Pre-school
- Bumpkins Pre-school & Day Care Nursery
- Little Hands Nursery School

➤ **We conclude that there are sufficient childcare facilities already established in the vicinity.**

11.6 Community Buildings in and around Royston

Reed Village Hall

Reed, Hertfordshire

Therfield Fordham Memorial Hall

Therfield, Hertfordshire

Coombes Community Centre

Royston, Hertfordshire (0.7 miles from Royston centre)

The Community Centre offers encouragement and practical assistance to anyone wishing to start up new activities in and for the local community.

Bedlam Paintball Cambridge

Bassingbourn, England (1.6 miles)

Venue that can be hired for private functions

Barley Town House

Barley, Hertfordshire (3.2 miles)

Barleys village hall is over 470 years old, is a grade two star listed building and has been fully renovated and extended. Situated in Church End, opposite the Church in the heart of Barley.

Steeple Morden Village Hall

Steeple Morden, Cambridgeshire (4.6 miles)

Steeple Morden Village Hall is an excellent facility for groups. organisations, activities, events, parties.

Minstrel Court

Royston, Hertfordshire (4.8 miles)

Weddings Located on the border with Hertfordshire about 9 miles from Cambridge yet only 40 minutes from London, Minstrel Court is a Grade II listed Tudor Manor house set in 7 acres of landscaped.

- **We conclude that there are sufficient meeting places and event venues already established in the vicinity.**

11.7 Libraries



There is a mobile library calling at Barley and Barkway on a fortnightly basis but we are unsure at this stage if the facility visits Reed village.

- | | |
|----------------------------|------------------------------------|
| Royston Library | Bassingbourn Library |
| Bishop's Stortford Library | Melbourn Community Hub |
| Melbourn Library | Baldock Library |
| Buntingford Library | Bishop's Stortford College Library |

11.8 Doctor's Surgery

The main doctors' surgeries are at Barley, Buntingford and Royston. There are several Pharmacies, Dentists and Opticians in Royston and Buntingford.

11.9 Care Homes & Retirement Homes:

[Margaret House](#) Residential & Dementia Care Home

Church End, Barley, Royston SG8 8JS

[Maycroft Residential Care](#) Residential Care Home

73 High Street, Meldreth, Royston SG8 6LB

[St George's Nursing Home](#)

42 Kneesworth Street, Royston SG8 5AQ

[Richard Cox House](#) Residential Care Home (some with dementia)

Quantum Care Ltd, Dog Kennel Lane, Royston SG8 7AB

[28 Stamford Avenue](#) Care Home for Young Adults with Mental Health issues

Royston SG8 7DD

Goodes Court - Assisted Living - McCarthy & Stone – Royston

Buntingford - Retirement Living – McCarthy & Stone

➤ **The property is not suitable as a residential care or retirement home**

11.10 Cultural Facilities



Royston Town Council Museum

Ashwell Village Museum

Imperial War Museum

North Hertfordshire Museum

British Schools Museum

House on the Hill Toy Museum

Much Hadham Forge Museum

Bishop's Stortford Museum

Stevenage Museum

Saffron Walden Museum

Mountfitchet Castle & Norman Village

American Air Museum

National Army Museum

Hertford Museum

➤ **There are innumerable galleries in the North Herts/Cambridge area.**



Humphrey-Iahti Art Ltd, Royston

Collectors Prints, Bassingbourn

The Art Nest, Hitchin

Ashwell Gallery, Ashwell

Art Van Go, Stevenage

Walkern Gallery, Stevenage

- **The location of the property does not suit a gallery or other cultural facility and such use would not be viable or sustainable.**

11.11 Youth Centres in and around Royston

Barkway Youth Club

Royston & Buntingford Children's Centre

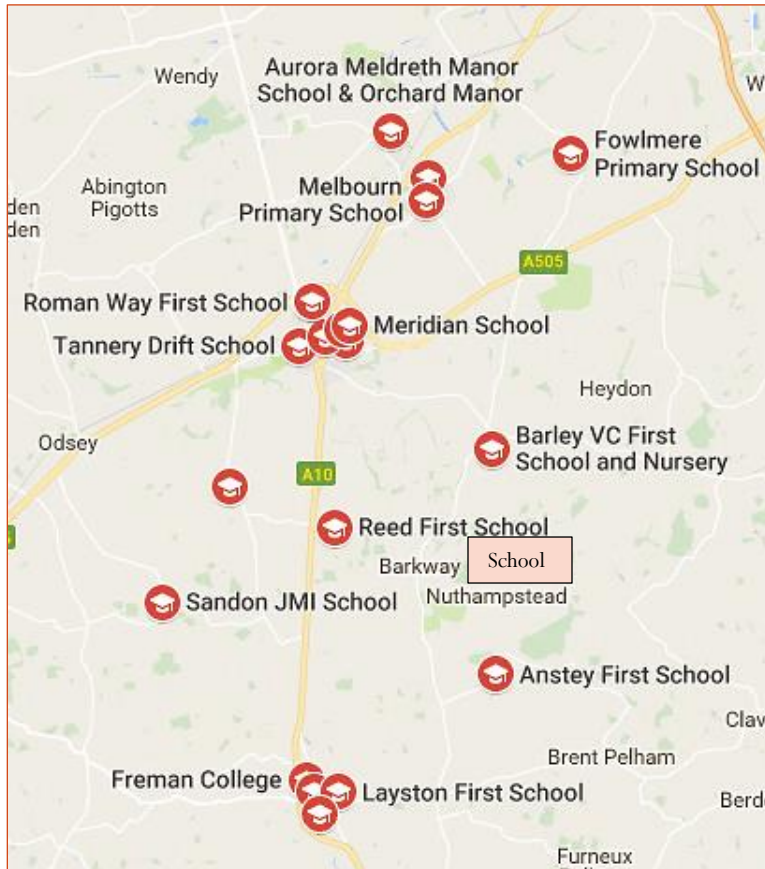
Royston Leisure Centre

Youth Connexions

Bancroft Centre for Young People

- **The property is not suitable or in a location which would benefit from a youth centre**

11.12 Schools in the vicinity of Reed



Also:
Edwinstree Middle School, Buntingford
Greneway Middle School, Royston
Rosia Middle School, Royston

There is a successful school already established in the village and several others in the vicinity. It is not realistic to think that a further school on the site would benefit the community.

11.13 Cafes in the Reed area



The Silver Ball is a transport café on the A10 by Reed.
The Cheddar Vine Café, Barley
Buntingford Coffee Shop
Mellos Coffee House, Royston
Hoggs of Royston
Various Farm Shop cafes.

The property is in an isolated location and it is not realistic to think that a café business would be viable or sustainable on the site.

11.14 Barkway Village

Barkway is just 2.1 miles to the south-east of Reed. There are a number of village clubs and societies which attract membership from around the area. These include:-

Barkway Players	Carpet Bowls	Royal British Legion
Gardening Club	Hand Bell Ringing	Youth Club
Barkway & Barley Football Club	Barkway Social Club	Barkway Picture House

Barkway also boasts the popular Tally Ho pub, frequented by many residents of Reed, whilst the Chequers at Barley with its Italian influence is just along the lane.

11.14 Summary of Alternative Community Uses

We have examined all versions of an alternative community use for the building and conclude that there are none which can realistically be applied to the defunct Cabinet public house. Community facilities such as doctors' surgeries, museums and care homes must all be viable and sustainable as do any of the alternative "A Class" uses. There are insufficient numbers within the local community to warrant alternative community use and the property is, according to the Planning Officer's Committee Report, "*in reality on a narrow rural lane with no pavements or street lighting in an area surrounded by other domestic properties*". The village of Reed is described as being "*dispersed in nature without a defined central point*".

Furthermore, the Conservation Officer concludes that viability outranks use in this instance and to secure the long term use of the building in a viable use to ensure its protection and retention is more important than the retention of the public house.

Chapter 12, paragraph 134 of the NPPF states the following:-

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In accordance, the Conservation Officer concludes that the harm to the character of the Conservation Area is less than substantial as it is **outweighed by viability** and he raises no objection to the change of use to a dwellinghouse on this basis.

We contend that the public house is proven as being unviable, there being no prospective purchasers willing to continue the current use and there is no realistic viable or sustainable alternative community use for the building. So as to protect the special historic interest of the listed building the proposed change of use to a dwellinghouse is the most reasonable way forward.

12. ASSET OF COMMUNITY VALUE

This firm's ACV Report submitted on 24th November 2016 concludes as follows:-

12.1

ACV REPORT CONCLUSION

The following issues relating to the listing of the building and land as an Asset of Community Value have been addressed:-

- The building and land known as the Cabinet Public House was listed as an ACV on 2 April 2014
- The intention to sell the property was registered by the then owner with North Hertfordshire District Council on 13 July 2015
- The interim moratorium was triggered and expired 6 weeks later on 23 August 2015 without any community group or other body requesting to become potential bidders for the property
- The full moratorium was not engaged and the owner was able to sell to anyone they wished
- The property remained on the open market until it went to auction on 22 October 2015
- Mr. R. Newman was the only bidder at the auction and his opening bid of £375,000 was accepted
- Since he acquired the property Mr. Newman has let it be known publicly that he is open to offers for the property from the local community or other bodies
- There has been no approach made to Mr. Newman from any party (either in person or in writing) to discuss a possible transfer of the property by private treaty since he became the legal owner on 19 November 2015

We are satisfied that the ACV process has been followed according to the Asset of Community Value Regulations 2012. There has been sufficient opportunity for a community group or other structured body to bid for the property prior to and since Mr. Newman's acquisition. There is talk of representations being made by third parties to the previous owner and their agents but there is no evidence to support this and it is unlikely that nationally-established and renowned agents such as those handling the sale at the time would plainly ignore attempts to negotiate a purchase.

Whatever the true position regarding that issue, it is no affair of Mr. Newman's and he is purely focussing on the planning application currently under deliberation.

It has been established within a viability report submitted by the Applicant to the Local Planning Authority that the Cabinet Public House is no longer viable and will not become so in the future. There was no firm interest from prospective pub operators when the property was marketed and the pub is now defunct. The village has a low population (310) and there is no realistic alternative community use for the building such as a shop, doctor's surgery, library, children's day nursery or alternative Class A use.

12.2

The ACV process ran its course but failed to generate a community group willing to put together a bid for the property during an exclusive period. This Grade II listed building deserves specialist attention and a new chapter in its historical existence.

Therefore we conclude that the ACV listing is of no benefit to the future safeguarding of the building and that the ACV listing should be set-aside and the planning application 16/02113/1 be considered purely on its merits according to the NPPF para. 133 and NPPF guidance and limited weight within the NHDC Emerging Local Plan policy.

We contend that this conclusion remains unaltered and the ACV listing should be set-aside during the change of use planning application process.

12.3

We refer to the recent decision concerning the Sir John Barleycorn public house in Hitchin:-

NORTH HERTFORDSHIRE DISTRICT COUNCIL Town and Country Planning Acts **DECISION NOTICE**

PARTICULARS OF DEVELOPMENT

Application: 16/01110/1

Proposal: Change of use from A4 (Drinking Establishment) to (C3 Residential) and conversion and extension of existing public house to form 2 x 2-bed flats, conversion of existing outbuilding to 1 x 1-bed dwelling and detached 1-bed dwelling together with all associated works.

Location: **The Sir John Barleycorn, Oughton Head Way, Hitchin SG5 2JZ**

Date: 12th May 2016

Decision: **PERMISSION GRANTED on 16th July 2016**

This property is listed as an ACV and there was an online petition to save the pub with 291 signatures and 98 comments. There was notification of an intention to sell but no wish to bid expressed by a community group. The full moratorium was not triggered.

There is [NO MENTION OF THE ACV LISTING](#) within the Applicant's Design & Access Statement or the Development & Conservation Manager's Decision Notice. The ACV process had run its course and the planning application was decided on its merits.

We contend that the ACV process has run its course and there was ample opportunity for interested parties to bid for the Cabinet at the auction. The public house is proven as being non-viable and there is no other viable community use for the building. To safeguard the historical value of the property and to protect its Grade II status the only viable option for the property is for it to become a residential dwelling. For these reasons the ACV listing should be set-aside and the application considered in accordance with the NPPF guidance and NHDC policies.

13. THE LOCAL COMMUNITY

13.1 There are a great many comments posted on the Council’s website with 82 recorded against the change of use application and a further 31 against the listed building application (some commentators on both). All the comments are objecting to the applications, mainly concerning the proposed loss of the public house and the works which they claim have been carried out illegally.

Mr. Newman, the Applicant, states:-

“I went to Parish Council 'emergency' meeting on 26th September 2016 & introduced myself to the village saying that I would be happy find any other use for the Cabinet as it was not until after I bought it that I realised it was not going to be viable to trade as a business. Locals and the previous owners told me that I would never make the place pay and so, instead, I decided to reinstate the property to protect its listed building status and safeguard the Designated Heritage Asset status.

When I moved in there were acro-props holding up ceilings, the drains were blocked and windows were leaking. If I hadn’t dealt with the structural defects the place would have become even more dilapidated and totally uninhabitable. Someone informed the Enforcement Officer that I was carrying out works illegally but when he called he could see that I was merely weatherproofing the building and re-instating historical features which were at risk through neglect and the rain penetrating the building.

I stated to the Royston Crow newspaper after the meeting that I'm available to discuss any future for the Cabinet but no-one has ever approached me. I even visited the two local public houses to give knowledge that I would be very happy to discuss selling the property if there was any interest.”

Royston Crow

PUBLISHED: 17:36 30 September 2016

People in Reed attended a specially-convened parish council meeting on Monday evening to resist proposals to turn the 400-year-old village pub into a house.

More than 60 people – made up of action group members, villagers, and pub owner – packed into a meeting room at Reed School to discuss the future of The Cabinet pub.

The Crow spoke to Richard Newman following the meeting.

“I was surprised at the amount of people who said they wanted to buy the pub or knew someone who could, because still no one has come to me with an offer,” he said.

“They said I should be evicted because I’m apparently breaking a law by living in a pub and not opening it as a pub – I’m not breaking any law. There were people at the meeting who didn’t want The Cabinet to be turned back into a pub, but it really was for people with objections to come forward so I didn’t get to put my point across. I came to this village not wanting to make any enemies,” he said. “I still maintain that if anyone wants to come forward with the money I’ll be happy to discuss it.”

13.2 The Planning Officer's Committee Report which refers to the change of use application lists the key points from a great many of the comments (Paragraph 3.9). However, many of the comments are inaccurate and uninformed placing blame where it is not due.

13.3 The local community had ample opportunity to raise funds for the public house during an exclusive period within the Asset of Community Value process but there was no intention to bid registered during the interim moratorium period. The property was for sale or to let on the open market for 4 years up until just prior to the auction. The auction was well publicised providing a golden opportunity for the local community to acquire the property they so badly want to see retained as a public house. However, the only bid at auction came from the Applicant.

13.4 Mr. Newman cannot be blamed entirely for the situation in which the local community find themselves. The pub was closed for over four years before the current owner legally acquired it at auction. The building was in a poor state and, under the full knowledge of the Council, Mr. Newman has reinstated parts of the building which were in danger of collapsing because of consistent water penetration and he has made-good many of the defects within the building which were placing the Grade II listing and Designated Heritage Asset status at risk.

13.5 The Applicant upon realising that the public house use would never become viable as a pub business, a fact which has since been proven correct by two specialised reports one of which having been commissioned by the Council, set about safeguarding the historical elements of the property as well as his overall financial investment.

14. PUB INDUSTRY REPORT 2016/17

The last ten years have been exceptionally testing for the industry as operators have had to absorb the impact of cheap alcohol availability in supermarkets, the smoking ban, increases in taxation (duty has risen by 42% since March 2008) and adverse weather conditions as well as the economic slowdown. National Statistics indicate that there was a 54% fall in on-trade beer volumes between 2002-2014 (www.statistics.gov.uk). Some relief was proffered however in 2012 when the Chancellor actually reduced duty on beer by 1p per pint and scrapped the duty escalator but the Spring 2017 Budget increased alcohol duty again.

14.1 Pubs continue to close:

Pub closures still averaged 29 per week up until mid-2016 and are currently running at 21 per week according to CAMRA (Campaign for Real Ale). Trade experts comment that there is still an oversupply of pubs nationally and predict that a further 10-20% of the current total stock will close and disappear by 2020.

14.2 Statistical effect on the Cabinet public house:

The Cabinet is situated in a rural, some would say, secluded location. The business has seen a series of owners and tenants in recent times all of whom having struggled to remain trading. The local community is small in number and there was insufficient core trade to support the business during the winter and shoulder months. There is increasingly strong

competition in the area from country inns and restaurants all vying for a similar but shrinking clientele. Many such alternative destination hostelrys are better located than the Cabinet providing them with a distinct advantage.

14.3 Pub visits down:

Beer sales have declined in both the on and off trade but pubs have been hardest hit. On a per capita basis, the off-trade was selling 16% less beer in 2013 than it had sold in 2003 but the on-trade was selling 54% less. Taxation, regulation and largely static wages have been the leading causes of the decimation of the pub industry since 2006 causing around 6,000 pub closures. Long-term cultural changes such as the internet, social media and the accessibility of entertainment within the home have been responsible for a further 4,000 closures.

14.4 The Brexit effect:

As at January 19th 2017 there have not yet been any noticeable detrimental effects on the licensed on-trade which can be attributed to the decision to leave the European Union. The pound has fallen in value against the dollar and euro at an alarming rate but this has boosted the arrival of overseas visitors to our shores and encouraged the British to spend more time holidaying and relaxing in the UK.

However, there is concern in the industry that when new border restrictions come into force that there will be a shortage of labour since many pubs currently rely on foreign staff.

14.5 Price increases are imminent:

Price increases are beginning to filter through to retailers for products which are imported and therefore costing more because of the lower value of the pound. These increases have often been absorbed by pubs rather than to risk jeopardising the core trade but there will be a time shortly when increases will be passed on to the clientele in order to maintain commercial liquidity. As well as product price increases there are significant increases on the cost of utilities and there is the minimum wage to consider and any increase from the business rate reassessment which has recently taken effect.

14.6 The State of the Market:

There is a conflict of opinion on how the market performed in 2016 in relation to public houses. Fleurets report that although packaged deals were not as numerous as in previous years there were still some significant M&A's and they list 10 such transactions for the last 12 months. The quieter spell is partly due to the significant decrease in pub company disposals now that they have taken control of their debt and while interest rates remain low. Pub companies are reporting strong results mainly because of their entry into the managed sector which is currently booming. Fleurets state that the sale of freehold freehouses has rocketed by over 150% during 2016 whereas bottom end freeholds and the leased pubs in the market place fell during 2016. Freehold average prices rose throughout the UK whereas the average sale price for leases fell by 18%.

Christie & Co on the other hand state that their high hopes for 2016 were dashed and the year turned into a damp squid. In their book the bigger deals didn't happen whereas

independent pub deals did. Christies saw a drop in the number of pubs coming onto the market but this could change as the demand for quality managed houses outstrips supply thus driving up prices. The Pubs Code, Market Rent Only legislation, National Living Wage and, of course, Brexit have all combined to mute the market.

Christies report that the average cost of running a pub is at a seven-year-high and the percentage of turnover attributed to wages costs is now almost 30%. They go on to say that Brexit has cast a dampener on investment as pubs brace themselves for new restrictions on the engagement of foreign labour once the full effects of Brexit are felt.

Fleurets and Chrisie & Co both agree that market activity will remain solid during 2017 as long as interest rates remain low and taxation is eased on the pub sector. Much depends on the world economy post Brexit vote and the Trump presidency both of which currently creating uncertainty.

14.7 PUBS ARE DIFFICULT TO FINANCE

There is a demand for top-end freehold freehouses (min. 3,000 sq.ft.) in the market-place at this time with the main corporate companies continuing to expand new managed estates which are proving to be the main growth area of the sector.

The trend is now towards managed brands where food leads the business thus responding to urban-living public preferring to visit family dining pubs which offer value-for-money such as two-for-one and children often eating for free. Rural communities are also visiting their local pub less frequently in line with national statistics. This source of clientele is essential to a rural pub and is its core trade. In the case of the Cabinet there were insufficient numbers locally to establish a year-round sustainable business.

The public house sector continues to be unattractive to the lending institutions with 21 pubs reportedly still closing every week. Lenders are reluctant to invest more than 50-60% LTV and most applicants are required to have proven experience of at least 5 years in the industry in order to qualify for a loan.

Note: Information researched within the following websites:-

www.morningadvertiser.co.uk www.beerandpub.com www.gov.uk/government/statistics

14.8 INDUSTRY IN DECLINE



UK Quarterly Beer Barometer: Moving annual total beer sales ('000 barrels)



Total number of pubs in the UK



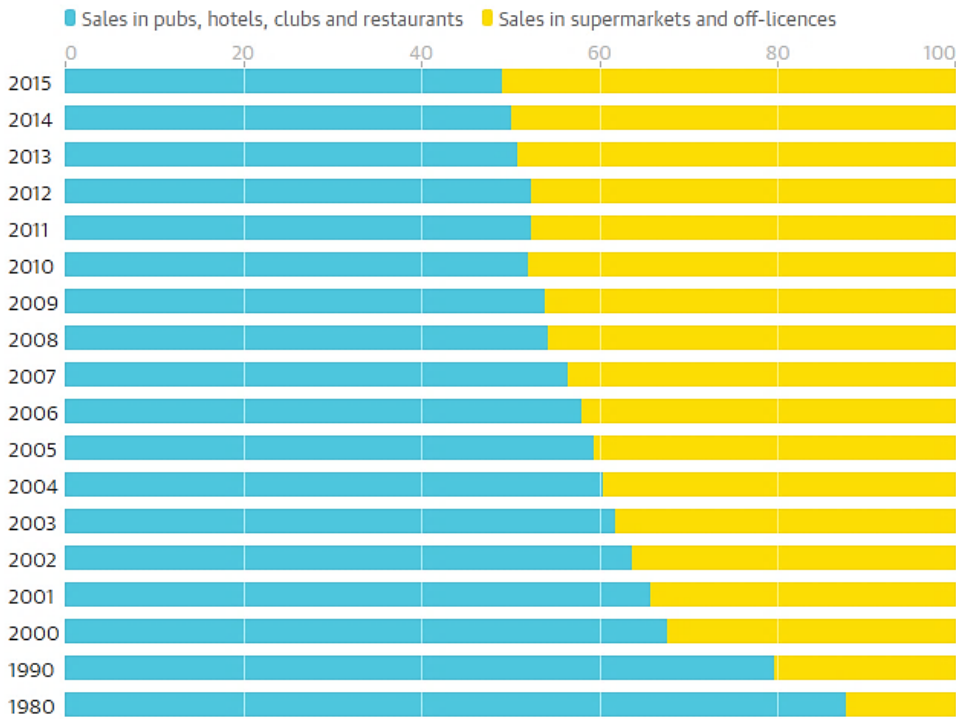
14.9 Summary of Pub Statistics:

Taxation was relaxed in 2012 when the Chancellor reduced the amount by 1p per pint and scrapped the duty escalator. However, in the Spring 2017 Budget Mr. Hammond increased alcohol duty which it is predicted will result in a rise of between 2-4p per pint over the bar.

Beer sales on licensed premises have slumped by 40% since 2000 representing a decline of some 10 million pints per annum.

Beer sales from off-licences including supermarkets, on the other hand, have increased by around 27% or 5 million pints per annum and **have now overtaken on-trade sales**.

Percentage of total UK beer sales



Guardian graphic | Source: British Beer and Pub Association

Pub closures continue at an alarming rate and according to CAMRA the number of closures currently average 21 per week. Overall since 1982 there has been a decline of 25% in the number of pubs in the UK and experts predict that the total will fall by up to a further 20% by 2020.

“A new study has revealed that Britons are falling out of love with pubs, and that the younger generation prefers socialising with friends at home”
<http://www.telegraph.co.uk>

Pubs are being hit by social media and streaming. Communities are spending more time at home drinking cheap supermarket alcohol, messaging friends and watching movies and play-back on TV.
www.theguardian.com

The nation is making financial savings by spending more time at home and less down the pub. The price of drinks at the local can be 75% more expensive than buying from the supermarket.
www.morningadvertiser.co.uk

Pub closure figures are down but the rate is still averaging 3 pubs per day (net figures after new openings).
www.camra.org.uk

15. CONCLUSION

15.1 We have addressed the North Hertfordshire District Council Emerging Local Plan 2011-2031 and policy ETC7 relating to the loss of a community facility and followed the guidance from the NPPF within this report.

15.2 The main issues arising are:-

1. Viability
2. Marketing
3. Alternative community use
4. Availability of other similar amenities in the area
5. Effect of proposed loss on the Reed Conservation Area
6. Effect of the loss on the Designated Heritage Asset

15.3

- The Cabinet closed in 2011 and was in a poor state of repair when the Applicant acquired the property
- The ACV process had run its course and there was no interest recorded from a community group wishing to purchase the property
- The property was openly marketed for over 5 years as a freehold or leasehold opportunity but no parties committed to continue the A4 use or to acquire the property for any other purpose
- The property was auctioned in October 2015 and the Applicant's bid was the only one put forward
- The public house is proven as being unviable
- There is no viable and sustainable alternative community use for the building
- The NPPF (paragraph 133) states the harm or loss (of the intended use) is outweighed by the benefit of bringing the site back into use. There being no alternative community use then the only sustainable use is as a residential dwelling which will safeguard the Designated Heritage Asset and the Grade II listed status
- There are at least 38 similar community facilities i.e. public houses, within 7 miles.

We conclude that the provisions within the NPPF and the emerging policy ETC7, which only carries limited weight, have been met and that the application for a change of use should be permitted.

END

Signed:-

Stephen Gordon Culverhouse

S. G. Culverhouse – Fellow of the British Institute of Innkeeping

Dated the 18th Day of April 2017

16. APPENDICES

1. **AUCTION DETAILS** – Property withdrawn
2. **AUCTION DETAILS** – Property sold
3. **AGENT'S DETAILS** – Davis Coffey Lyons 2011
4. **AGENT'S DETAILS** – Mullucks Wells 2011
5. **AGENT'S DETAILS** – Mullocks Wells 2012
6. **AGENT'S DETAILS** – Fleurets sold to Albanwise Ltd 2007

APPENDIX 1 – PROPERTY WITHDRAWN

Commercial

The Cabinet, High Street, Reed, Hertfordshire SG8 8AH



*GUIDE PRICE **£350,000+**

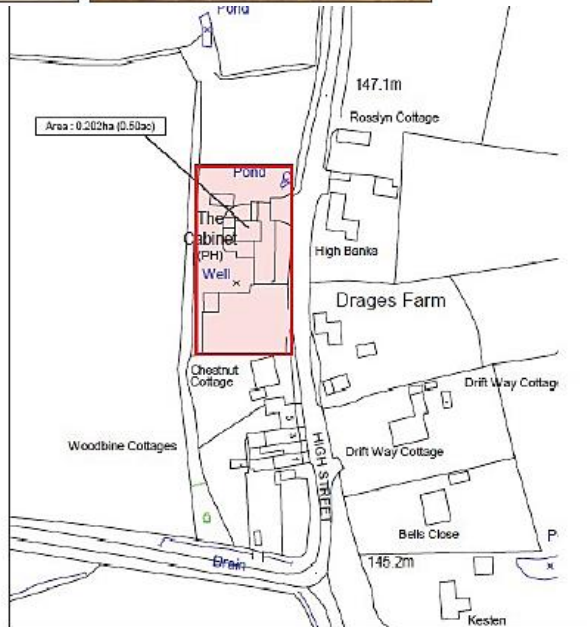
*Description on Auction Information page



Detached Pub In Desirable Village Location

Offered for sale by public Auction is this unique 17th century, Grade II Listed, detached village pub and restaurant. The property could benefit from some modernisation downstairs, with the upstairs living accommodation in need of renovation.

This is a great opportunity to refurbish or convert the existing property, and offers excellent potential to develop (STPP). The property internally has a good size bar and restaurant area, with doors leading out onto a good sized private garden. Previously, this popular village public house has had an outstanding reputation, with great reviews, and recommended by the Michelin best restaurant guide. This property offers amazing potential to relaunch after having the necessary work has been carried out.



For further information and legal pack go to www.auctionhouse.uk.net/hertfordshireandwestessex

Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: North Herts District Council 01462 474000

Solicitors: Mills & Reeve LLP, Botanic House, 100 Hills Road, Cambridge CB2 1PH, 01 223 364422 Ref Paula Mostari


Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at www.auctionhouse.uk.net. All published information is to aid identification of the property and is not to scale



APPENDIX 2

SOLD AT AUCTION

CHANGE OF USE APPRAISAL FOR THE CABINET PUBLIC HOUSE (CLOSED), HIGH STREET, REED, ROYSTON, HERTFORDSHIRE SG8 8AH | 4/18/2017



01727 453101

[Auction Dates](#)

[Property Alerts](#)

[Free Valuation Request](#)

[Contact Auctions Team](#)

Auction Date
Thu 22/10/2015

Auction Time
19.00


Auction Venue
Knebworth Park

Viewing Times:
Wed 23 Sep

Sold By Auction | The Cabinet , High Street , Reed, Hertfordshire, SG8 8AH

Sold £375,000

COMMERCIAL Lot Image



Description **Map**

Offered for sale by public Auction is this unique 17th century, grade two listed, detached village pub and restaurant. The property could benefit from some modernisation downstairs, with the upstairs living accommodation in need of renovation. This is a great opportunity to refurbish or convert the existing property, and offers excellent potential to develop (STPP)

The property internally has a good size bar and restaurant area, with doors leading out onto a good sized private garden. Previously this popular village public house has had an outstanding reputation, with great reviews, and recommended by the Michelin best restaurant guide. This property offers amazing potential to relaunch after having the necessary work carried out.

Tenure
Freehold

APPENDIX 3

DAVIS COFFER LYONS INSTRUCTED AUGUST 2011 JOINT AGENTS WITH MULLUCKS WELLS

The screenshot shows the Davis Coffer Lyons website. The header is dark red with the company name in white serif font. Navigation links for 'About Us', 'Services', and 'Properties' are in white. Below the header is a light beige bar with two buttons: 'Latest Articles' (highlighted in red) and 'Case Studies'. The main content area is white and features the article title 'Picturesque Hertfordshire Pub Comes to Market' in large black font, with the date '03 August 2011' above it. The article text describes the sale of a historic Grade II listed pub in Reed, Hertfordshire, for over £495,000. It details the property's features, including private accommodation, a restaurant, and parking for 25 vehicles.

DAVIS
COFFER
LYONS

About Us ▾ Services ▾ Properties

Latest Articles Case Studies

03 August 2011

Picturesque Hertfordshire Pub Comes to Market

Davis Coffer Lyons' Pub Team has been instructed to sell the freehold of The Cabinet, a historic Grade II listed public house in the picturesque village of Reed in Hertfordshire.

DCL is inviting offers in excess of £495,000 for the 16th Century property, which also includes private two-double bedroom accommodation and attractive grounds. The business is currently closed to trade although previously operated as a destination dining pub and function venue.

The two storey detached property is located in the destination venue close to Royston, on Reed's High Street which is a residential location. In addition to the two bars, the pub includes a restaurant to side with part exposed beamed ceiling and space for circa 52 covers, as well as a marquee area, rear patio seating, and car parking for 25 vehicles. The total gross internal area including storage is approximately 2,500sqft.

APPENDIX 4

CABINET, REED - AGENT'S ONLINE SUMMARY

<http://www.rightmove.co.uk/commercial-property-for-sale/property-38959667.html>

Mullucks Wells, Commercial

The Guild House Water Lane, Bishop's Stortford, CM23 2JZ

July 2011

Commercial information

- 2,162 sq ft (200 sq m)

Key features

- Affluent Catchment Area

- Modern Restaurant - 52 Covers

- Character Snug Bar - 14 Covers

- Additional 62 Outdoor Covers and Extensive Paved Terrace and Lawn

- Abundance of Period Features

- Large Gravel Car Park

- Period Bar/Reception with Open Fireplace

- Staff Living Accommodation

- EPC Rating D

- COM3053.08.11

Full description

Tenure: Freehold £495,000

Available freehold, is a substantial Grade II Listed public house, previously operated as a destination dining pub, providing bar and dining space both inside and out, with attractive terraces and grounds. The building retains many character features including quarry tile and brick floors, beams, paneling and an inglenook fireplace. The picturesque rural village of Reed is ideally located a short distance from the A10 between Royston and Buntingford.

APPENDIX 5

Price reduced in November 2012

Mullucks Wells, Bishops Stortford

The Guild House Water Lane, Bishop's Stortford, CM23 2JZ

November 2012

The Cabinet, High Street, Reed, Royston

Offers in Excess of **£450,000**

Key features

- Main reception and bar area with open fireplace
- Period dining room
- Modern dining room
- Service area
- 2 bedroom staff accommodation
- Ancillary outbuilding
- Extensive parking

Full description

Tenure: Freehold

The Cabinet is the only pub in the delightful village of Reed and is Grade II Listed, considered to be of architectural and historical merit. A timber framed building with rendered elevations under a tiled roof, the oldest part perhaps dates back to the early 17th century, although there have been subsequent extensions including a large dining room. In recent years significant money has been spent, particularly in the kitchen. The Cabinet has been run as a traditional pub serving pub meals but also with a high quality restaurant. Outside, to one side there is an extensive graveled parking area and behind, an outbuilding with storage facilities. In addition, there is an area of lawn, terrace and a barbecue area.

Agents Note: There is an overage clause on the grounds and the building. If there is an enhancement in value as a result of residential development in the grounds, or the pub increasing in value through a change of use to a freehold dwelling, for a period of 20 years, the current owners will benefit from 35% of the uplift in value.

<http://www.rightmove.co.uk/commercial-property-for-sale/property-19614915.html>

APPENDIX 6

CHANGE OF USE APPRAISAL FOR THE CABINET PUBLIC HOUSE (CLOSED), HIGH STREET, REED, ROYSTON, HERTFORDSHIRE SG8 8AH | 4/18/2017



 Hotels
 Restaurants
 Pubs
 Leisure

Fleurets

a fresh approach

For details of properties for sale or to let nationwide visit fleurets.com

Cabinet

High Street, Reed, Royston, Hertfordshire SG8 8AH

£795,000

Freehold, Near Royston
48 Cover Restaurant Area and Marquee Space
Net T/O Year End April 07 £485,229 - (ex VAT)
Idyllic Hertfordshire Village Location / Award Winning Venue
Civil Wedding Licence / www.thecabinetatreed.co.uk
FREEHOLD & CONTENTS

JOINT SELLING RIGHTS

REF: LS-714511

VIEWING

Strictly by appointment only through Fleurets London office.
An initial discreet viewing on a customer basis is highly recommended.

LOCATION

Situated in the affluent picturesque Hertfordshire village of Reed, located on High Street which is a residential location. Reed is 2 miles from Buckland and approximately 3.5 miles from Royston and positioned within 1/2 mile of the busy A10.

DESCRIPTION

A 16th Century two storey detached property, under a pitch and tiled roof with single storey pitch roof extensions to sides and rear. The property is timber clad and painted white with floral hanging baskets and period wall lights. The property has a Grade 2 Listing. External patio seating to front with traditional picnic benches. Shingle car park to side with space for circa 25 vehicles. Extensive trade garden to side and rear. Water feature under willow tree with bridge and decking. Rear patio seating area with space for circa 26 covers. External bar servery. Storage shed to car park of timber construction.

CABINET, NEAR ROYSTON

NOTE

Discussions have taken place on an informal basis with the relevant authorities in respect of development works at the property. The works include an extension to the side of the kitchen area and the development of the storage barn in the car park into overnight suites. The authorities indicated that they may look sympathetically upon such applications, subject to acceptable designs, formal planning and listed building consent.

THE BUSINESS

The Cabinet is currently trading as a high quality food outlet and has won a number of prestigious awards including the 2006 Remy Martin Award as Best Regional Newcomer to the Restaurant Scene, and has recently been granted for the consecutive year running the 'One Rosette' status from the AA. The Cabinet is also recommended in the Egon Ronay and Michelin 2006 Restaurant Guides.

TRADE

Our clients have provided accounts which show turnover for the 12 months to year end 30 April 2007 as £485,229 exclusive of VAT. The business generated a 59% gross profit margin for this period.

Further trading accounts will be provided to bona fide purchasers after a formal viewing.

ACCOMMODATION

PUBLIC BAR

A traditional style public bar with quarry tiled floors and part panelled and painted walls. Feature Inglenook fireplace. Steps up to carpeted trade area. Timber bar servery with painted panelled back bar with wine and spirit display shelves.

SNUG BAR

Brick floors, panelled walls to dado level and painted walls and traditional timber furniture. Space for approximately 14 covers. This area is often used for private functions.

RESTAURANT

Restaurant to side with part exposed beamed ceiling, painted walls with wall lights and timber floor. Space for circa 52 covers.

Marquee area with space for approximately 36 covers.

Ladies and gents toilets.

TRADE KITCHEN

Quarry tiled flooring and tiled walls. Stainless steel equipment and workbenches. Washing up area.

UPLAND CELLAR

Located to the side of the building. Bottle store.

DOMESTIC ACCOMMODATION

Lounge, double bedroom, single bedroom, bathroom and a W/C.

TENURE

Freehold.

LICENCES

The Cabinet holds a Civil Wedding Licence

A Premises Licence prevails, the main licensable activities being: -

Sale by Retail of Alcohol, the following times apply:-

Monday - Thursday - 10am - 12midnight

Friday-Saturday - 10am - 1am

Sunday 12pm - 12midnight

Late Night Refreshment, the following times apply:

Sunday-Thursday - 11pm - 12midnight

Friday-Saturday - 11pm - 1am

RATES

The property is in the area administered by North Hertfordshire District Council and the rateable value is £34,000.00 with the rates payable of £10,001.04 (with effect from 1 April 2007).

SERVICES

We are advised that the property benefits from all mains services and has an oil fired central heating system and LPG for cooking.

FINANCE

For further information on financing your acquisition and/or guidance on your ability to raise funds for acquisition, please contact your local Fleurets office.

For further information please contact: Andy Frisby or Tomas Bowen-Perkins at our London office on 020 7280 4700 or email londonsales@fleurets.com

Unless otherwise stated all properties are marketed on a Sole Selling Rights Basis. Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representations or warranty whatever in relation to this property.

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