Wiltshire Council

Nomination for listing as an Asset of Community Value

Nominated land

Area to be covered Please describe the nominated land including its proposed boundaries and exact location, address, postcode and a map attachment.	The Oddfellows Public House, (formerly The Outside Chance), 71 High St., Manton, Marlborough, SN8 4HW. Site includes main building, outside garden areas (front and rear) and car park (with entry on to Bridge St., Manton).

Ownership Please state all the information you have on: (i) the names of current occupants of the land, and (ii) the names and current or last known addresses of all those holding a freehold or leasehold estate in the land; Please include a copy of the land registry entry.	1) Owners: Wadworth & Co Ltd Northgate Brewery Devizes Wiltshire SN10 1JW Tel: 01380 723361 Managing Director: Mr Toby Bartholemew.

Community value Your reasons for thinking that Wiltshire Council should conclude that the land is of 'community value', having regard to the definition in the Localism Act: • current primary use of the building/ land or use of the building/ land in the recent past furthers the social well-being or social interests (cultural, recreational, or sporting interests) of the local community • it is realistic to think that now or in the next five years there could continue to be primary use of the building/land which will further the social well-being or social interests of the local community (whether or not in the same way as before)	The Oddfellows is the only public house left in the rural village of Manton (situated 1 mile west of Marlborough). As there is no village shop or Post Office, the pub has become the village's community hub and provides an informal meeting place for local groups organising village events and activities. The Oddfellows has a very long history and is currently Wadworth's second oldest tenanted pub. In recent years, however, it has suffered from multiple changes of tenants, compounded by the national pressures (particularly Pandemic and cost of living crises). Wadworth have managed to keep the pub open, but Manton Residents' Association fear for its future, given its role as the village's principal daily meeting place. The current primary use is as a pub/restaurant/meeting place and its children's play area, outside garden spaces and off-street parking make it particularly attractive to families and other visitors to the area. This off-street parking for the pub is a key asset, given a general residents' parking issue in the High St. area. The Oddfellows was recently highlighted in the Times newspaper as a hub for walkers and visitors to the nearby Marlborough Downs (Manton is within the North Wessex Downs Area of Outstanding Natural Beauty). The pub is also at the heart of Manton's flourishing professional horse racing and equestrianism businesses and provides a an occasional business meeting point to those and other local activities. Manton has become a very sought after village, given the restricted building limitations of its central Conservation Area and the AONB status of the area. Property values have risen significantly. The site occupied by the pub would be extremely attractive to developers for housing. In this scenario, if the pub closed and the site was developed for housing, the villagers would lose the beating heart of its resident community, promote a dormitory/commuter culture and make worse the existing on-street parking issues.

Eligibility to nominate Please provide evidence that you meet the definition of a community nominator as set out in the regulations (i.e. a parish council or voluntary or community body with a local connection). If an unincorporated group please provide a list of 21 names on the local electoral register.	This application is submitted on behalf of the Manton Residents' Association. The MRA have checked with Andrew Jack, the Strategic Engagement and Partnerships Manager – Malmesbury, Marlborough and Royal Wootton Bassett & Cricklade Leisure, Culture and Communities and it is his view that MRA does meet the criteria/definition of a community nominator.

Your details

Parish	Marlborough Town Council

Community area	Manton

Your organisation	Manton Residents' Association

Contact name	Peter Morgan

Position held	Committee

Address	12 Manton Hollow, Manton, Marlborough, Wiltshire, SN8 1RR.

I confirm that all information provided is accurate and complete

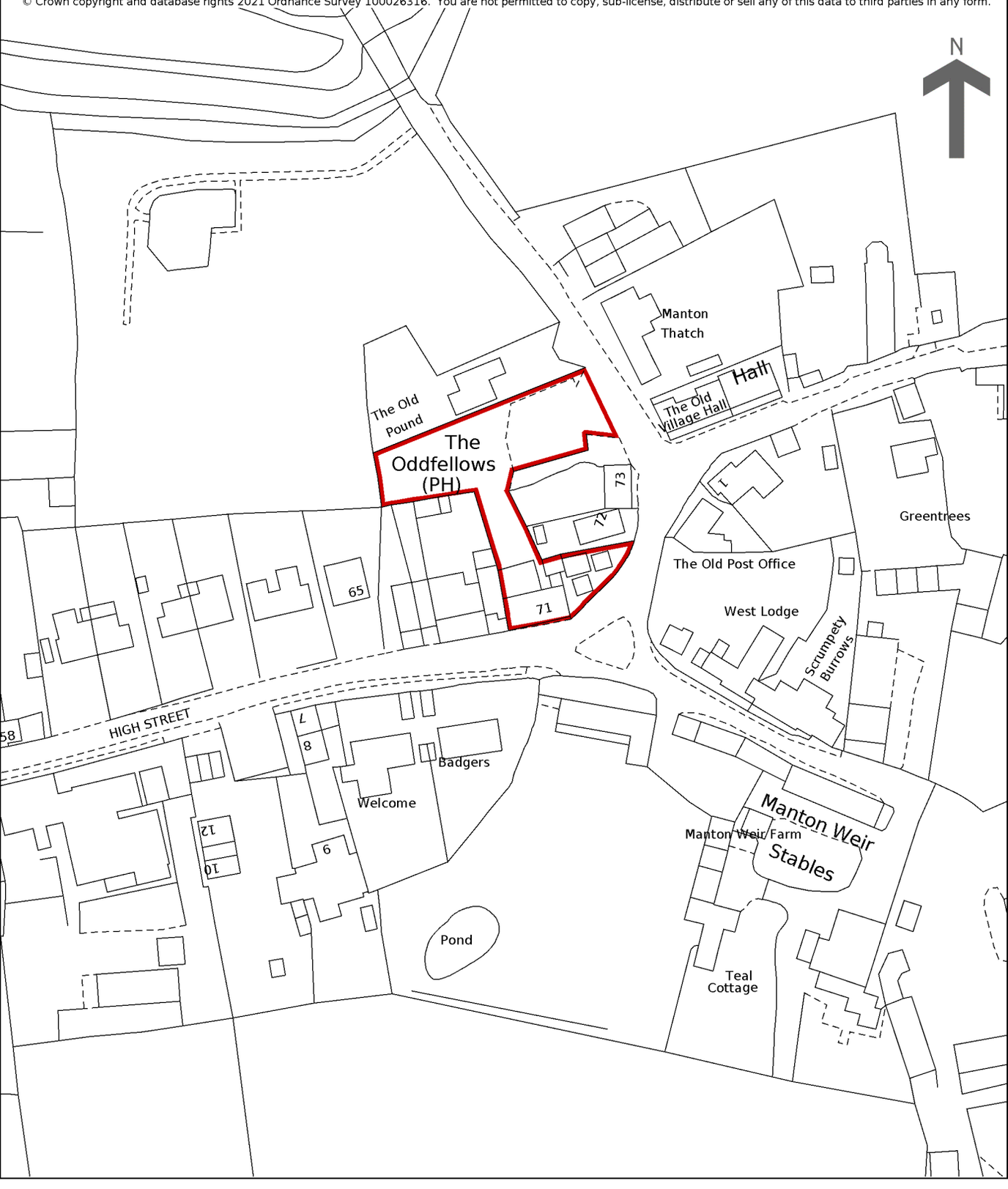
Name	Peter Morgan
Date	21st June 2023

Please return to assetsofcommunityvalue@wiltshire.gov.uk (scanned attachments can be accepted).

HM Land Registry
Current title plan

Title number **WT451807**
Ordnance Survey map reference **SU1768NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**

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