

## Nominated land

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| <p><b>Area to be covered</b></p> <p>Please describe the nominated land including its proposed boundaries and exact location, address, postcode and a map attachment.</p>                                                                                                                                                        | <p>The Boot Inn<br/>High Street<br/>Berwick St James<br/>Salisbury<br/>Wilts SP3 4TN</p>                      |
| <p><b>Ownership</b></p> <p>Please state all the information you have on:</p> <p>(i) the names of current occupants of the land,<br/>and</p> <p>(ii) the names and current or last known addresses of all those holding a freehold or leasehold estate in the land;</p> <p>Please include a copy of the land registry entry.</p> | <p>Mr and Mrs Ross Anderson</p> <p>Red Oak Taverns<br/>5A Gamma Terrace<br/>West Road<br/>Ipswich IP3 9FF</p> |

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| <p><b>Community value</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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)</li> </ul> | <p>The Boot Inn is a listed building in Berwick St James and was built in the mid 1600's. It has been in continuous use as a public house in 1897. It is owned by Red Oak Taverns, having been sold by Wadworth Brewery in 2019.</p> <p>The current tenants have made commendable efforts to reinvigorate the pub and have used energy and ingenuity to rebuild the business after Covid. However, in the last 12 months the pub trade nationally has been increasingly difficult, with increased costs and a significant downturn in business and The Boot has not escaped. The tenants have recently made the difficult decision make redundancies and to cut their opening hours from Friday to Sunday only. This decision will be reviewed at the February half term.</p> <p>Should the pub be forced to close and the freeholder apply for a 'Change of Use' for the building to remove the licence and revert it back to a private residence, then many residents in the village, and also in the locality, would want to challenge that decision.</p> <p>Other groups use the pub, such as the Berwick Cricket Club and it is the venue for social gatherings from informal drinks to lunches and parties.</p> <p>The Boot is the focal point for many social activities and is of great community value. Very few, if any, of the Berwick residents would want to see the Boot lost to the community as a public house.</p> |
| <p><b>Eligibility to nominate</b></p> <p>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).</p> <p>If an unincorporated group please provide a list of 21 names on the local electoral register.</p>                                                                                                                                                                                                                                                                                                                                                                                               | <p>I am currently the Treasurer of Berwick St James Parish Meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## Your details

|                          |                          |
|--------------------------|--------------------------|
| <b>Parish</b>            | AG Berwick St James      |
| <b>Community area</b>    | Amesbury Area            |
| <b>Your organisation</b> | The Boot Inn Association |
| <b>Contact name</b>      | William Hiscocks         |
| <b>Position held</b>     |                          |
| <b>Address</b>           |                          |

**I confirm that all information provided is accurate and complete**

|             |                  |
|-------------|------------------|
| <b>Name</b> | William Hiscocks |
| <b>Date</b> | 20 January 2026  |

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

HM Land Registry  
Official copy of  
title plan

Title number **WT445449**  
 Ordnance Survey map reference **SU0739SW**  
 Scale **1:1250 enlarged from 1:2500**  
 Administrative area **Wiltshire**



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