

Our Ref: ACV/2026/00001
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Decision to list The Boot Inn, High Street, Berwick St James, Salisbury, Wilts, SP3 4TN as an Asset of Community Value

Having considered all the information and submissions provided, following the nomination of the above asset to be listed as an Asset of Community Value, Wiltshire Council has decided to enter the property onto the list of Assets of Community Value (available online at <http://www.wiltshire.gov.uk/planninganddevelopment/planningcommunityrighttobid.htm>). The information will be entered onto the local land charges register and the property will remain on this list until **13 March 2031**.

This decision has been taken for the following reasons:

The nomination has been submitted by the Unincorporated Group of the Boot Inn Association. The group has provided a list of at least 21 local electors and the Council has checked and verified these names against the electoral register. The Council is therefore satisfied that the nominator meets the definition of a qualifying community body under the Assets of Community Value (England) Regulations 2012 and is eligible to submit this nomination.

Evidence in the nomination shows that The Boot Inn has been in longstanding use as a public house, with continuous operation since at least 1897. The pub serves as a meeting place within the village, hosting social gatherings, informal community interaction, local events and activities by groups such as the Berwick Cricket Club. These activities fall within the social interests, including cultural, recreational and sporting interests.

While the owner notes that trading hours have been reduced due to economic pressures, the premises remain open, accessible and in active community use. The conditions of listing require only that there is a non ancillary community facing use, not that it be extensive or financially stable.

The Council is therefore satisfied that there is evidence that the property furthers the social wellbeing and social interests of the local community.

Although the nomination acknowledges trading challenges and reduced opening hours, the property remains operational as a pub and retains the facilities required for continued community use. The Boot Inn serves a rural area with few alternative amenities, and the nomination reflects strong local support for its retention. No evidence has been provided to show that closure is inevitable or that the building is unsuitable for ongoing pub use. Applying the criteria for listing, it is realistic to think that non ancillary community use could continue over the next five years.

It is therefore considered that the current use of the building or other land (or use of the building or other land in the recent past), that is not an ancillary use, furthers the social wellbeing or social interests of the local community and it is realistic to think that now or in the next 5 years there could continue to be non-ancillary use of the building or other land which will further (whether or not in the same way as before) the social wellbeing or social interests of the local community.

An entry has been made on the Land Register and the owner of the asset cannot dispose of it without:

- letting the local authority know that they intend to sell the asset or grant a lease of more than 25 years;
- waiting until the end of a six week 'interim moratorium' period if the local authority does **not** receive a request from a community interest group to be treated as a potential bidder;
- waiting until the end of a six month 'full moratorium' period if the local authority **does** receive a request from a community interest group to be treated as a potential bidder (in the first six weeks).

The owner of the property does not have to sell the asset to the community interest group. There is also a 'protected period' (18 months from the time that the owner notified the local authority of their intention to dispose of the asset) – during this time there can be no further moratoriums on sale and the owner is free to dispose of the property as they see fit.

Some types of disposal of assets, even though they are listed, are exempt from this process and in those circumstances the owner does not need to notify Wiltshire Council. It is up to the property owner to determine if the disposal is exempt, and to demonstrate this to the Land Registry on registering the new owner. A number of the exemptions are set out in the [Localism Act](#) and these include disposals which are gifts, or which arise as part of the settlement of a will, which are made within families, or relate to 'business to business' going concern sales. A number of other exemptions are defined in the [Assets of Community Value Regulations](#) – including sale due to insolvency, incapacity or divorce.

Landowners have the opportunity to request a review of the decision to enter an asset on the Assets of Community Value register, within 8 weeks of listing. Reviews are considered by an officer of sufficient seniority not involved in the original decision. Decisions to list can be overturned based on these factors:

- The eligibility of the asset;
- The eligibility of the nominator;
- New evidence;
- Improper factors being taken into account in the original decision.

Landowners wishing to request a review of the decision should contact: David Redfern, Director – Leisure, Culture & Communities via david.redfern@wiltshire.gov.uk by **08 May 2026** with information on why they believe the asset should not be listed (based on the criteria set out above) and whether an oral hearing is requested. A review of the decision will take place within 8 weeks of any request being received from the landowner.

We hope that any change to this decision will not be necessary, however, and that the opportunity that the asset being listed provides for community groups to be treated as potential additional bidders, should a relevant disposal be entered into, will be welcome.

Should a relevant disposal occur during the next 5 years and the landowner incur loss or expense in relation to the land which would be likely not to have been incurred if the land had not been listed; the landowner will be entitled to claim compensation from Wiltshire Council. If the landowner believes this to be the case, claims for compensation must be made to Wiltshire Council in writing, detailing the compensation sought for each part of the claim and the related evidence, before the end of 13 weeks after the loss or expense was incurred (or finishes being incurred).

The [Community Right to Bid: Non-statutory advice note for local authorities](#) published by the Government provides further information on this last point.

Documents in relation to this nomination can be viewed on the Council website
<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000J62H7>.

Signed

Natasha Gumbrell
Community Asset Officer