

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.	Hare and Hounds 48 Pickwick Road Pickwick SN13 0HY Please see Land Registry map for map of nominated land, its proposed boundaries and location.
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.	Previously tenanted by Shane and Claire O'Rourke-Smith of 48 Pickwick Road Pickwick SN13 0HY (Pub Leisure Group) who held a leasehold interest in the property, since 2015, but now empty. There is a board on the property indicating that the freeholder is seeking a new tenant. Freeholder is Unique Pub Properties Ltd, 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ, part of the Stonegate group of companies (Ultimate parent Stonegate Pub Company Topco Sarl). Leaseholder remains Shane and Claire O'Rourke -Smith whose address shows as 48 Pickwick Road Pickwick SN13 0HY, although as stated the property is empty.

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)	Until its recent closure this was the sole pub in Pickwick where the Pickwick Association held its AGM and which was used by local people, such as a local dog walkers group for a weekly coffee meeting. In addition, local people could meet informally for a drink or meal either in the pub or its garden. It is a Grade 2 listed building built in the late 17th Century and a former coaching inn. Moses Pickwick, a coaching proprietor, and inspiration for the character in Dickens Pickwick Papers, is a former landlord. For more information see Wiltshire Buildings Record Documentary Research by Louise Purdy, November 2020 The site is ideal for a pub – it is a character building with a substantial car park and a garden, prominently located on the A4 to attract passing trade whilst being located in the heart of Pickwick and within walkable distance for a substantial catchment population (set to be increased by development of the field opposite the Catholic Church). The most recent tenants seemed to have little idea as to how to run a pub so trading information would not show as strong a position as we are confident could be achieved.
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.	The Pickwick Association was formed in 1989 and membership comprises all the residents of Pickwick. For the avoidance of doubt we attach a list of 32 names of members who are on the local electoral register - primarily the Committee, their spouses and attendees at the most recent AGM.

Your details

Parish	Corsham
Community area	Corsham
Your organisation	Pickwick Association
Contact name	Chris Johnson
Position held	Vice Chairman
Address	██████████ ██████████ ██████████ ██████████ ██████████
Telephone	██████████
Email	████████████████████

I confirm that all information provided is accurate and complete

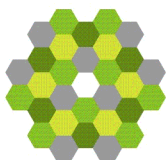
Name	Chris Johnson
Date	15/9/26

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

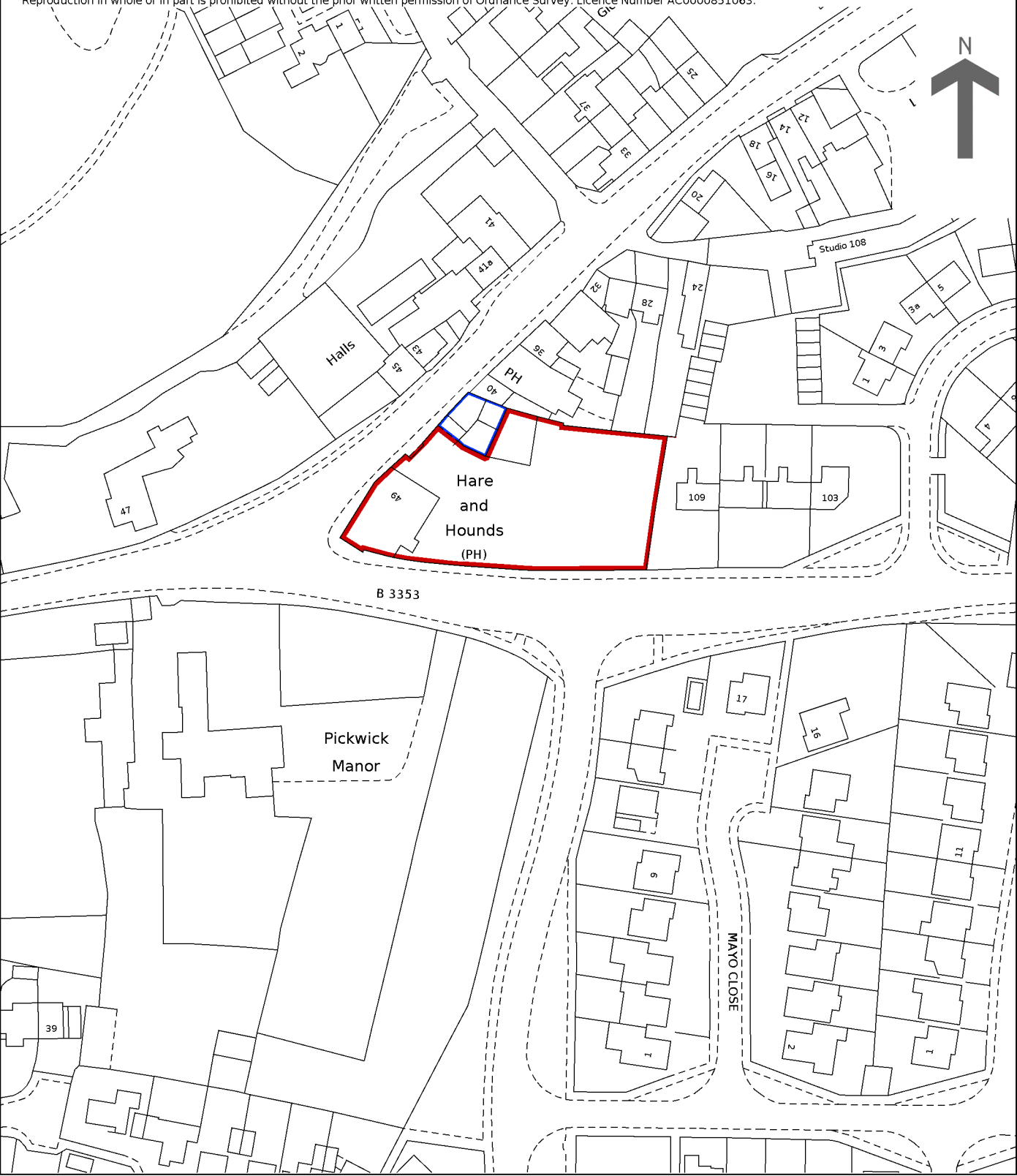
HM Land Registry

Current title plan

Title number **WT238388**
Ordnance Survey map reference **ST8670NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



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