



JUDITH DOUGLAS TOWN PLANNING LIMITED

Duke of York Inn, Brow Top, Grindleton BB7 4QR.



Proposed change of use from public house with living accommodation to residential use.

Position Statement

April 2020

JDTPL 0159

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POSITION STATEMENT IN SUPPORT OF AN APPLICATION FOR A CHANGE OF USE FROM PUBLIC HOUSE WITH LIVING ACCOMMODATION TO RESIDENTIAL USE.

This position statement covers the period April 2019 to date. The Council has requested an update on the outcome of the marketing of the property. The property was added to the Whiteacres commercial property agent website on the 12/04/2019 and remains on the market inviting offers over £325,000.

No offers to purchase the property have been received except from the Grindleton Pub Company Ltd (GPCL). Below is a summary of negotiations.

10/06/2019 Viewing by members from the subsequently formed GPCL.

15/07/2019 Nominated by GPCL to be on the community asset register at RVBC.

29/07/2019 Letter from me to RVBC stating no objection to it being placed on the community asset register.

03/09/2019 Included on the community asset register.

13/09/2019 GPCL Informed of my intention to sell the property by RVBC.

15/09/2019 GPCL asked RVBC to be treated as potential bidders for the property.

15/09/2019 6 Month exclusivity period triggered.

27/11/2019 Meeting with GPCL at the DOY

28/11/2019 Offer received from GPCL of £235.000

28/11/2019 Offer refused

16/12/2019 Offer from GPCL of £242.000

19/12/2019 Offer refused

28/02/2020 Meeting with GPCL.

28/02/2020 Offer received of £260.000

11/03/2020 Offer refused.

19/03/2020 Email received from GPCL withdrawing all previous offers.

J Douglas 30.04.2020