



ASSETS OF COMMUNITY VALUE NOMINATION FORM

If you need assistance completing this form, then please refer to the guidance document which can be downloaded from the website www.york.gov.uk/assetsofcommunityvalue or alternatively call 01904 553360.

Section 1

About the property to be nominated

Name of Property:	Blacksmiths Arms
Address of Property:	Main Street, Naburn, York
Postcode:	YO19 4PN

Property Owner's Name:	Please See Attached Land Registry Documentation Which Confirms Th
Address:	
Postcode:	
Telephone Number:	
Current Occupier's Name:	

Section 2

About your community organisation

Name of Organisation:	Naburn Parish Council
Title:	Mr
First Name:	Philip
Surname:	Ashworth
Position in Organisation:	Parish Councillor
Email Address:	
Address:	Park View Naburn York
Postcode:	YO19 4RU
Telephone Number:	7889113313

Organisation type:

Click in field for options

PARISH COUNCIL

Organisation size

How many members do you have?

Section 3**Supporting information for nomination**

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

Why do you feel the property is an asset of community value? Please give as much information as possible.

See attached document

Section 4**Boundary of Property**

What do you consider to be the boundary of the property? Please give as much detail/be as descriptive as possible. Please include a plan.

The nominated asset is a public house. Please see attached the Title Plan and Register from the Land Registry which confirm the boundaries of the property.

Section 5**Attachment checklist**

- Copy of group constitution (if you are a constituted group)
- Name and home address of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)

Section 6**Declaration**

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

Signed: _____

Dated: 9 August 2016

Please e-mail your completed form to property.services@york.gov.uk or post to:

Asset and Property Management
City of York Council
West Offices
Station Rise
York
YO1 6GA

The pub provides the following services which further the social wellbeing and interests of the local community:

- The pub enables local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being
- The pub enables local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being
- The pub enables local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.
- New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends. The research is available at: <http://www.camra.org.uk/pubs-wellbeing>
- The Council has a local plan in place to protect public houses. The Council should therefore recognise the pub as an ACV to reflect the wishes expressed in the local plan to protect them.
- There is good access for disabled people at the pub
- The Pub has been included in a tourist or local pub guide
- There are good transport links available to/from the pub
- This is the only pub in the village
- There is free parking available which is accessed by the wider community
- Free wifi is available for customers
- The pub hosts regular quiz nights which bring the community together
- The pub has a great food menu enjoyed by the local community
- There are televisions screening sporting events enjoyed by patrons
- There is a beer garden attached to the pub which is used and enjoyed by local people
- The pub has special value to local heritage and culture which should be protected;
it is one of only three focal points in which the village can gather and socialise (along with the church and school)
- Meeting spaces are available for local community groups and charities such as the Community Fund group and Street Party Committee
- Local sports teams meet in the pub such as the Naburn Dad's cricket team
- The pub offers Board Games
- The pub hosts a Music and Beer Festival
- The pub holds fundraising events for local charities and also holds a Nepal Fundraising Supper
- The pub offers a Pensioners Special each week which draws a large number of the older villagers into the pub to socialise
- The pub supports the extensive camping and marina developments within the village



Official copy of register of title

Title number NYK137766

Edition date 17.03.2008

- This official copy shows the entries on the register of title on 05 AUG 2016 at 11:53:38.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 05 Aug 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

YORK

- 1 (18.06.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Blacksmith's Arms, Naburn.
- 2 (18.06.1993) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 28 April 1931 made between (1) George Bryan Palmes (2) Guy St. Maur Palmes and Arthur Dalton Harrison and (3) Emma Eccles:-

"Together with the right at all times hereafter to use (in common with the Vendor and all persons having the like right) the pump hereinafter mentioned RESERVING nevertheless to the Vendor and such of his tenants on the Naburn Estate as may from time to time be authorised by him in writing the right (in common with the Purchaser) to take water from the well situate on the property hereby conveyed by means of the pump at the North Eastern corner of the said property (such pump and the site thereof being retained by the Vendor)".

The Conveyance contains the following covenant:-

"The Vendor hereby covenants with the Purchaser that the Vendor and the persons deriving title under him will at all times hereafter indemnify the Purchaser and the persons deriving title under her from and against all costs charges and expenses in connection with the maintenance repairs and user of the said well occasioned by the user of the said Well by the Vendor or persons authorised so to do by the Vendor"

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (22.09.2005) PROPRIETOR: MARSTON'S PUBS LIMITED (Co. Regn. No. 5453367) of Marstons House, Wolverhampton WV1 4JT.

Title number NYK137766

B: Proprietorship Register continued

- 2 (22.09.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of the registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 August 2005 in favour of HSBC Trustee (C.I.) Limited referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its secretary or conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (22.09.2005) REGISTERED CHARGE contained in a Deed dated 9 August 2005 affecting also other titles.
NOTE: Charge reference DY245724.
- 2 (22.09.2005) Proprietor: HSBC TRUSTEE (C.I.) LIMITED (incorporated in Jersey) of 1 Grenville Street, St Helier, Jersey JE4 9PF.
- 3 (31.10.2006) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	31.10.2006 edged and numbered 1 in blue	The Blacksmiths Arms, Main Street, Naburn	28.07.2006 from 26.9.2005 until 25.9.2026	NYK327801
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End of register



Official copy of register of title

Title number NYK327801

Edition date 13.02.2008

- This official copy shows the entries on the register of title on 05 AUG 2016 at 11:54:01.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 05 Aug 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

YORK

- 1 (31.10.2006) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being The Blacksmiths Arms, Main Street, Naburn (YO19 4PN).
- 2 (31.10.2006) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 28 July 2006
Term : from 26 September 2005 until 25 September 2026
Parties : (1) W & DB Pubs Limited
(2) Andrew James Limbert and Maria Joanne Limbert
- 3 (31.10.2006) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (31.10.2006) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title dated 28 April 1931 made between (1) George Bryan Palmes (2) Guy St. Maur Palmes and Arthur Dalton Harrison and (3) Emma Eccles:-

"Together with the right at all times hereafter to use (in common with the Vendor and all persons having the like right) the pump hereinafter mentioned RESERVING nevertheless to the Vendor and such of his tenants on the Naburn Estate as may from time to time be authorised by him in writing the right (in common with the Purchaser) to take water from the well situate on the property hereby conveyed by means of the pump at the North Eastern corner of the said property (such pump and the site thereof being retained by the Vendor)".

The Conveyance contains the following covenant:-

"The Vendor hereby covenants with the Purchaser that the Vendor and the persons deriving title under him will at all times hereafter indemnify the Purchaser and the persons deriving title under her from and against

Title number NYK327801

A: Property Register continued

all costs charges and expenses in connection with the maintenance repairs and user of the said well occasioned by the user of the said Well by the Vendor or persons authorised so to do by the Vendor"

- 5 (31.10.2006) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 6 (31.10.2006) The landlord's title is registered.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (31.10.2006) PROPRIETOR: ANDREW JAMES LIMBERT and MARIA JOANNE LIMBERT of The Blacksmiths Arms, Main Street, Naburn, York YO19 4PN.
- 2 (13.02.2008) RESTRICTION: No disposition of the registered estate is to be registered without a certificate signed by the applicant for registration or his conveyancer that written notice of the disposition was given to Alliance & Leicester Personal Finance Ltd at Shoosmiths, The Lakes, Northampton NN4 7SH being the person with the benefit of an Interim charging order on the beneficial interest of Marie J Limbert made by the Yorks County Court on 10 December 2007 in Claim Number 7XW60762.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (31.10.2006) The land is subject to the rights reserved by the registered lease.

End of register

