

THE MURTON ARMS (FORMALLY THE BAY HORSE)

MURTON, YORK, YO19 5UQ

1, I purchased the Bay Horse public house at the end of Sept 2016 in good faith, now known as The Murton Arms, it had been marketed for sale for a period of 11 months prior to me buying the pub by Enterprise Inns. with no apparent interest.

Prior to me buying the Pub in Murton I had worked for Bradford City AFC as a Catering Manager, managing over 40 staff for the past 10 years, I have also worked as a Bar Manager at a small Hotel in Cumbria.

2, the property was refurbished to a high standard as can be seen by the photos, as well as constructing a large decking area to the front of the pub i spent many hours over many months working on the pub with both friends, family & local tradesmen. Prior to opening in 2017 I posted flyers out to local companies and local villages, I also handed out flyers in York centre with the help of family & friends to advertise the opening of the pub which I decided to rename the Murton Arms, banners were also displayed around the local villages of Murton and displayed outside the Pub by the roadside.

3, .Despite hardwork and my best endeavours and significant financial outlay the Public House has proved not to be a viable concern.

There are approx 800 people who live in the small village of Murton, this is a very small catchment area, the pub relies mainly on footfall & walkins. I have tried varied & concerted attempts to attract customers, but cannot attract sufficient trade to be viable, genuine efforts were made to make the pub viable. i have done everything conceivably possible to make the Murton Arms a success to no avail. I opened a facebook account for the pub and had a website built, I offered a free glass of prosecco for guests dining, 15% off all food, free desserts with any main meal over a period of months to no avail.

4, Evidence shows the pub is not viable nor supported by the local people. The loss of this facility clearly would not cause material harm to the social & economic life of the community & there is no evidence of any village activity being curtailed by closure of the pub, the HUB of the community is the Church Hall in Murton where there are many events and get togethers for the local community including wine tasting, 3 course meals, 80th birthday party celebrations, anniversaries, etc, champagne toast & 3 course meals. The local villagers of Murton raised £80,000 for a new commercial kitchen for the Church Hall, which is further evidence that the local community were not of a mind to financially support the Public House to the same financial level having only raised £26000.00 in support of purchasing the Pub. The Church Hall is used very regularly by all the local community, events for the church hall in Murton can be seen advertised in the local magazine, please see the attached extracts.

5, .there are adequate alternative Pubs in the area including The Derwent Arms 1.1 miles away, local Museum of Farming in Murton serving food and drinks also York Auction Mart in Murton serving alcohol, food & soft drinks subsidised.

~~There is a taxi rank opposite the pub and bus routes which run through the village of Murton.~~

6, I have a 15year old daughter to support, I have not received any income from this venture and have sustained substantial losses The Murton Arms is not unique in the area and there are other Pubs in the immediate vicinity

7, Since closing the pub I have had 2 attempted breakins, [REDACTED] have tried to gain access to the rear land on a few occasions, I have also had fly tippers who have tipped rubbish into the grounds of the Pub, I also have concerns of squatters. An empty building of any kind is bound to attract undesirables.