

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:	Cross Keys Public House
Address of Property:	Common Road, Dunnington, York
Postcode:	YO19 5NG

Property Owner's Name:	Greene King
Address:	Sunrise House, Louisiana Way, Bury, St Edmunds, Suffolk
Postcode:	IP33 3GG
Telephone Number:	01284 843200
Current Occupier's Name:	Vacant

Section 2

About your community organisation

Name of Organisation:	Dunnington Parish Council
Title:	
First Name:	
Surname:	
Position in Organisation:	Parish Clerk
Email Address:	parish.clerk@dunningtonparishcouncil.gov.uk
Address:	The Reading Rooms Office, Church Street, Dunnington, YORK
Postcode:	YO19 5PW
Telephone Number:	

Organisation type:

Local Government Body

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.

During the 19th and 20th centuries, the Parish of Dunnington was served by six inns and public houses. Today, only one remains: the Cross Keys Public House, located on Common Road in the centre of the village. The Cross Keys has stood at this prominent location since approximately 1823 and forms a key feature within the village's conservation area, positioned at the junction of four roads at the heart of the community.

1. Current or Recent Main Use of the Premises

The Cross Keys Public House has, until its sudden closure in November 2025, been the primary public social and hospitality venue in Dunnington. Its main use was not ancillary; it served as a community gathering space, offering food, drink, entertainment, and social activities. The pub provided a welcoming environment for residents of all ages and for visitors passing through the village. It hosted regular events including quiz nights, darts matches, live music, board game evenings, and charity fundraisers. Additionally, local community groups and clubs met regularly at the pub, using its facilities for meetings, celebrations, and social gatherings.

2. How the Premises Furthers Social Interests and Wellbeing

The Cross Keys Public House demonstrably furthered the social wellbeing of the local community. It provided a venue where residents could meet, socialise, and participate in cultural, recreational, and leisure activities, fostering a sense of belonging and cohesion. The pub was particularly important for residents who do not have private transport, as alternative venues are located several miles away. Families benefitted from the children's play area and safe outdoor space, while adults enjoyed community events and casual social interaction. The pub also contributed to local tourism and the economy, welcoming cyclists on National Cycle Route 66 and visitors staying in nearby accommodation.

3. How Well the Premises Was Used

Until its closure, the Cross Keys was well-used by the community. Many events were regularly attended by residents, with social activities catering to a wide range of ages and interests. Birthdays, anniversaries, and other celebrations frequently took place in the venue, illustrating its integral role in community life. Its facilities, including a rear beer garden, outdoor seating, and off-road parking, made it highly accessible and attractive for a variety of uses.

4. Impact of the Premises' Closure

The closure of the Cross Keys has left a significant void in village life. Residents have lost a key space for social interaction, cultural activities, and community events. The absence of the pub has reduced opportunities for informal social contact, which is particularly important for older or isolated residents. Local community groups now struggle to find suitable meeting spaces, and the wider social cohesion of the village has been negatively affected.

5. Meeting the Social Interests of Different Parts of the Community

The Cross Keys served a diverse cross-section of the community. It supported families, young adults, older residents, and visitors alike. Community groups, sports clubs, and hobby groups were able to meet and hold events in the pub, while informal gatherings encouraged intergenerational interaction. Its accessibility and central location made it uniquely positioned to meet a wide range of social needs within the village.

6. Community Support for the Premises

The Cross Keys was highly valued by local residents, who regard it as an essential hub for social wellbeing. The community's strong attachment to the pub is evidenced by public concern and disappointment following its closure. The venue was recognised as a key feature within the village conservation area, enhancing both the cultural and social identity of Dunnington.

7. Prospects for Future Use

It is realistic to expect that the Cross Keys can continue to serve as an asset of community value. Future use could include re-opening as a public house or café, establishing a community-owned venue, or hosting cultural, recreational, and social activities that serve the community's needs. Potential uses might include:

- Regular social gatherings, quizzes, and live music events.
- Meetings for local clubs, societies, and community groups.
- Family-friendly activities, such as children's play sessions and outdoor events.
- Cultural and charitable events benefiting local residents.

Given the building's existing layout, facilities, and central location, it is well-suited to such uses. Within five years, it is realistic to think that a non-ancillary community-focused use can be re-established, whether as a traditional pub or another form of communal venue.

Conclusion

This nomination covers the entire area shown on the Land Registry plan included with the nomination form, comprising the public house building itself, the rear parking and play area, and the outdoor seating area at the front of the property.

For the reasons set out above, Dunnington Parish Council is satisfied that the Cross Keys Public House meets the definition of an Asset of Community Value as set out in the Localism Act 2011. Its principal and non-ancillary use has, within recent years, demonstrably furthered the social wellbeing and social interests (including cultural, recreational, and sporting interests) of the local community. Furthermore, there is a realistic prospect that such use can continue in the future.

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.

Title Number : NYK396269

This title is dealt with by HM Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 28 MAY 2019 at 19:23:00 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number : NYK396269

Address of Property : The Cross Keys Public House, 3 Common Road, Dunnington, York (YO19 5NG)

Price Stated : £1

Registered Owner(s) : [REDACTED] of

The Cross Keys Public House, 3 Common Road, Dunnington, York YO19 5NG.

Lender(s) : None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 MAY 2019 at 19:23:00. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

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 (01.05.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being The Cross Keys Public House, 3 Common Road, Dunnington, York (YO19 5NG).

2 (01.05.2012) The mines and minerals together with ancillary provisions relating to letting down the surface are excepted.

3 (01.05.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 4 April 2012

Term : 20 years from 4 April 2012

Parties : (1) Spirit Pub Company (Leased) Limited

(2) [REDACTED]

4 (01.05.2012) The Lease prohibits or restricts alienation.

5 (01.05.2012) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

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 (11.08.2015) PROPRIETOR: [REDACTED]

[REDACTED] of The Cross Keys Public House, 3 Common Road, Dunnington, York YO19 5NG.

2 (11.08.2015) The price stated to have been paid on 31 July 2015 was £1.

3 (11.08.2015) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

End of register

Title number NYK396269

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This is a copy of the title plan on 28 MAY 2019 at 19:23:00. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan ma

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: 08 12 2025

[REDACTED]

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