



Our ref: 030596/PH/bp

7th March 2017

Submitted via email

Dear Mr Hanley

Re: Nomination of the COWPERS OAK WESTON UNDERW Public House as an Asset of Community Value

We write in respect of the above site which has been nominated as an Asset of Community Value further to your Council's letter dated 1st March 2017 by Weston Underwood Parish Council.

We hereby confirm the owners details as follows: Unique Pub Properties Ltd.

We do not wish to raise any issues or object to the nomination of the premises as an Asset of Community Value. However, there is a very large area of land to the rear of the property which we understand is not used day to day in association with the Public House or by the local Community. We therefore request the listing only applies to the existing Public House, Beer Garden and Car Park. We attach a plan identifying an area coloured purple which we suggest should be excluded. The area edged red identifies our entire ownership

For the purpose of clarification we would also wish to point out a potentially misleading statement made by the Parish Council and confirm the Freehold of the Public House is not being offered for sale through Agents Guy Simmonds. As the Parish Council correctly identify the property is currently let on a Lease which we confirm expires in October 2020. We assume our Tenant is currently marketing their Leasehold interest for Assignment.

We would be grateful if you can forward a copy of your decision.

Yours sincerely
Ei Group plc

A handwritten signature in black ink, appearing to read 'Phil Higham', with the initials 'PH' written to the left.

Phil Higham MRICS
Asset Manager

H.M. LAND REGISTRY

TITLE NUMBER

BM 179207

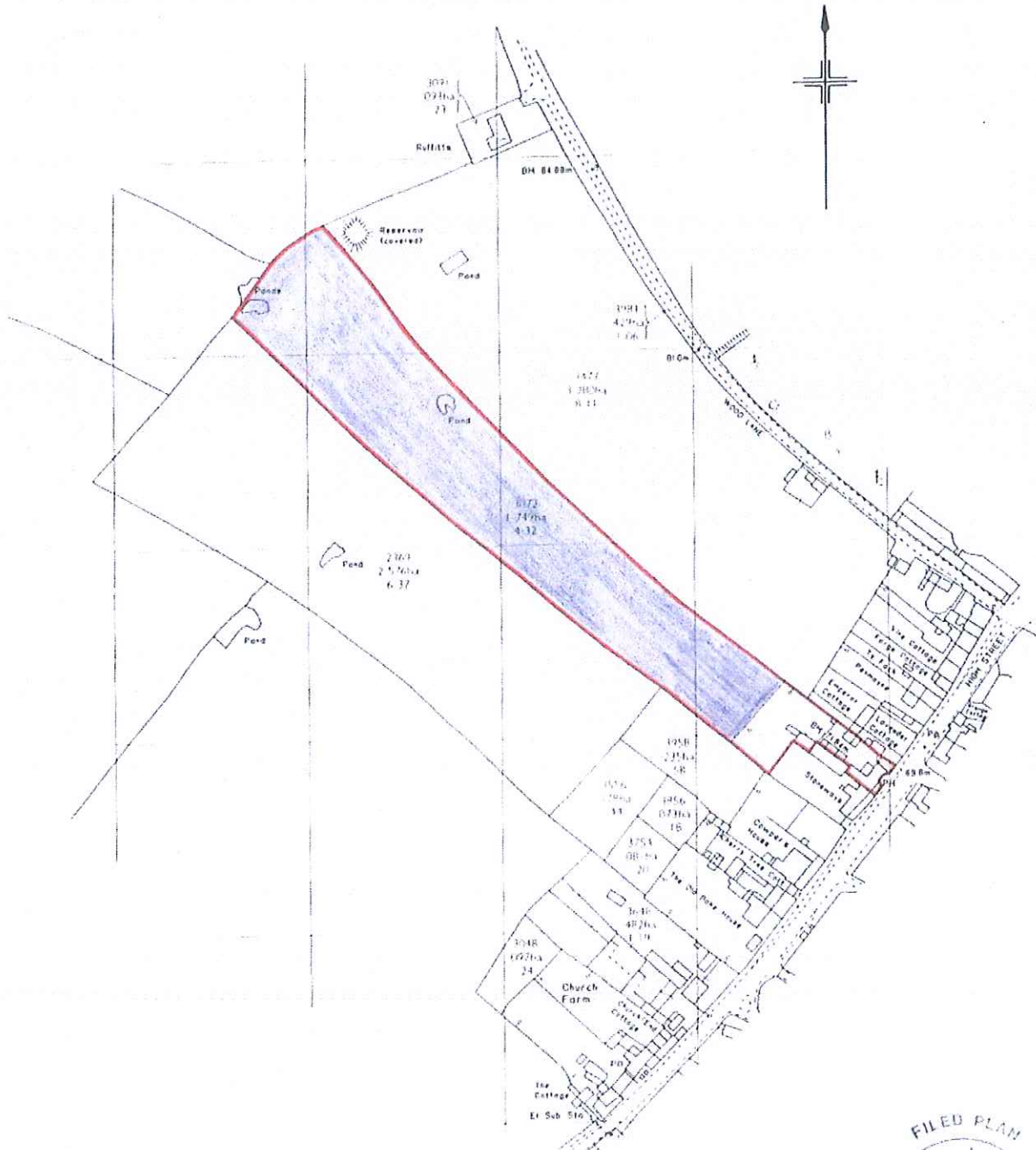
ORDNANCE SURVEY
PLAN REFERENCE

SP 8650

Scale
1/2500

COUNTY BUCKINGHAMSHIRE DISTRICT MILTON KEYNES

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