

SALE OF THE BLACKSMITHS ARMS, BIGGIN

COMMUNITY RIGHT TO BID

BIGGIN PARISH COUNCIL

WEBLINK:

[UPCOMING EVENTS | BIGGIN PARISH COUNCIL](#)

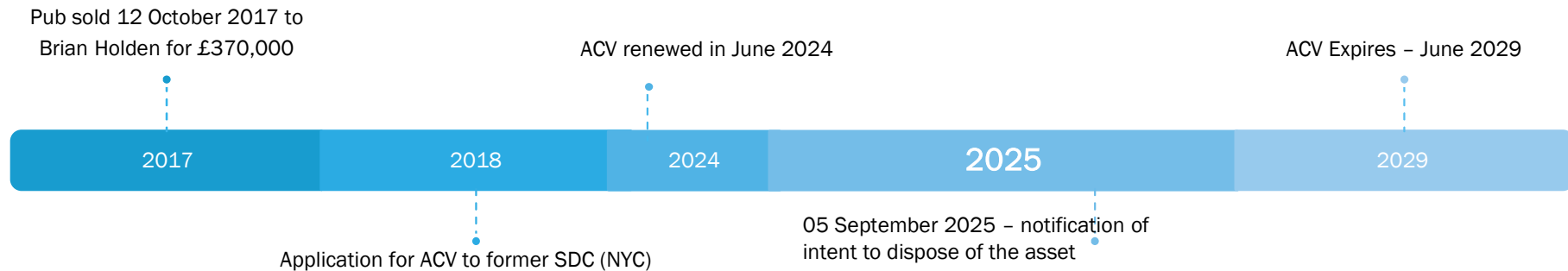
03 NOVEMBER 2025

The Blacksmiths
AT BIGGIN



SALE OF THE BLACKSMITHS ARMS, BIGGIN

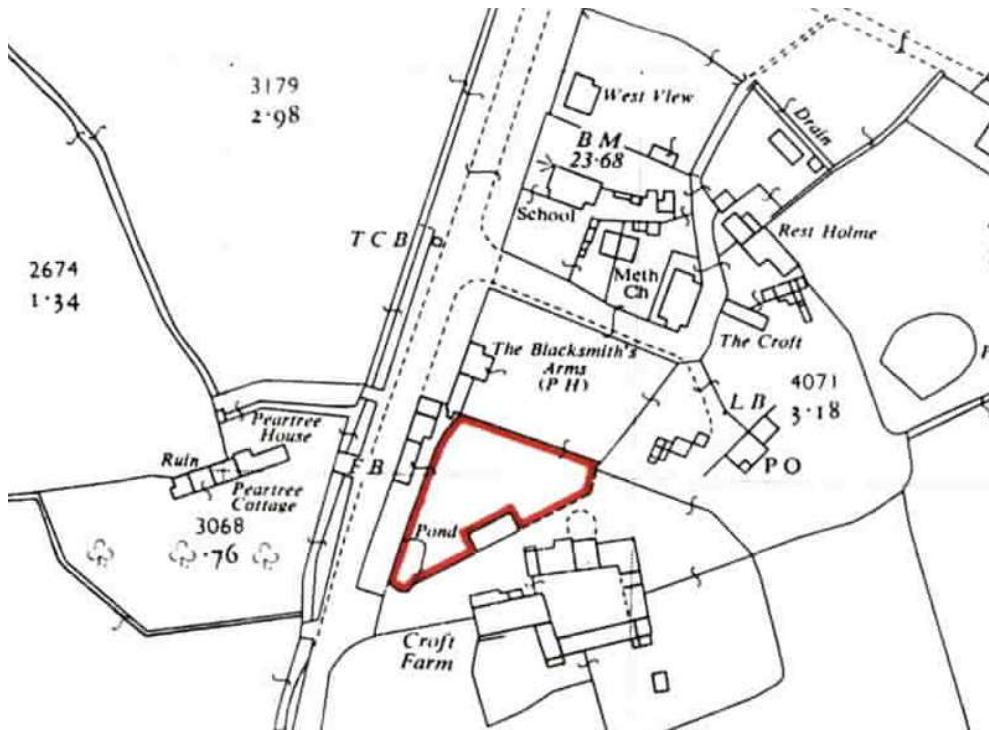
ACV - Asset Of Community Value History and Background



- ☐ Pub last sold on 12 Oct 2017 for £370,000
- ☐ The PC made an application/nomination in 2018 to secure as an ACV
- ☐ Renewed in June 2024 for 5 years to June 2029
- ☐ main purpose of the ACV “window of opportunity” to secure funding and bid for the property before it goes on the open market. *However, the owner is not obliged to accept a bid*
- ☐ Jan 2025 – pub closed for 3 weeks for refurbishment
- ☐ 05 September 2025 – benefactor notifies NYC of intention to dispose of the asset
- ☐ 15 October 2025 – Parish Council notify NYC of their intention to execute their “Community Right to Bid”
- ☐ to May 2029, the ACV could be considered as a “material consideration” for any future planning application

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Title Deeds and Plan – 2 deeds



The Blacksmiths
AT BIGGIN

HM Land Registry
Current title plan

Title number **NYK231476**
Ordnance Survey map reference **SE5434NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire**



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SALE OF THE BLACKSMITHS ARMS, BIGGIN

NO decisions made to date – purely fact finding

- ☐ Open and transparent process
- ☐ Full involvement from local residents
- ☐ Transferable skills required – legal, accountancy, conveyancing, business acumen
- ☐ Time – support through attendance at meetings, delegating tasks, working together
- ☐ This will be a herculean effort for a small hamlet to purchase a community pub

The Blacksmiths
AT BIGGIN

YOUR VILLAGE NEEDS YOU

The Blacksmiths Arms, Biggin, LS25 6HJ



ASSET **01**

ACV - ASSET OF COMMUNITY VALUE

Back in 2018, the Parish Council first applied to the former SDC (now North Yorkshire Council) to protect The Blacksmiths Arms public house as an asset which the PC believes is of benefit (ie to further the social wellbeing or interests) to the local community and residents of Biggin.

02

NORTH YORKSHIRE COUNCIL

INTERIM MORATORIUM PERIOD

On the 5th September 2025, the current owner triggered the commencement of an Interim Moratorium Period running from 5 September 2025 and ending at midnight on 16 October 2025 (6 weeks). This essentially means that the owner notified NYC of their intention to dispose of the asset. Subsequently, this led to NYC providing a notification of intent to the Parish Council.

03

PARISH COUNCIL MEETING

PlunkettUK

At a Parish Council meeting held on Monday 29th September 2025, it was unanimously agreed by the Parish Council to formally offer an expression of interest to North Yorkshire Council. This resolution was unanimously supported by the 28 residents present.

04

FULL MORATORIUM PERIOD

WE NEED YOU!

The Full Moratorium Period will operate for 6 months from the date NYC was informed of an intention to dispose, 5 September 2025, ending at midnight on 4 March 2026, and gives local community interest groups the opportunity to put an offer together and place a bid.

05

DURING THE 6 MONTH PERIOD

During this 6 month "Full moratorium period" the owner may continue to market and negotiate sales but may not exchange contracts. There is one exception where the property may be sold to a Community Interest Group during the period. If a bid is received the owner may choose to accept or decline the offer. Once the Full 6-month Moratorium Period has ended, they are free to sell to whomever they choose and at whatever price and no further moratorium will apply for the remainder of a protected period lasting 18 months from the date the council was informed of the intention to dispose. The protected period would remain in place until midnight on 4 March 2027.

06

JOIN THE WORKING GROUP

At the PC Meeting on 29th September, it was agreed that a working group be created to look at researching the idea of a community run pub in more detail. The Working Group has no delegated powers and cannot make decisions or take any actions on behalf of the Parish Council. So far, this has involved communication with the Plunkett Foundation and establishing quotations for a valuation of the Pub and grounds.

07

WHAT NEXT?

A Parish Council meeting will be held on **Monday 3rd November 2025, this will be your opportunity to come and have your say in an open forum.** Any discussions that have taken place so far have been purely a fact finding exercise to research the options open to the Parish Council.

For more information and to get involved

georginaashton@outlook.com
07795071741
Biggin Parish Clerk
<https://www.bigginvillage.net/>

NO other
type of sale
is permitted
to 04 March
2026

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Asset Of Community Value History and Background

During the Full Moratorium period, a “community interest group” may be put forward as a potential bidder

The group **must have one or more of the following structures under The Localism Act (2011):**

1. A Parish Council (if any of the ACV is in the parish)
2. A charity
3. A community interest company
4. A co-operative or Community Benefit Society – *a registered society within the meaning given by the Co-operative and Community Benefit Societies Act 2014 (but not a society registered as a credit union).*
5. A company limited by guarantee that is non-profit distributing
6. An industrial and provident society that is non-profit distributing *(these groups will be renamed as community benefit societies by the Co-operative and Community Benefit Societies and Credit Unions Act 2010 when the relevant provisions come into force)*

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Current Situation

- current owner, Sam Anderson, inherited the pub from her late father, Brian Holden
- wishes to sell the pub and “sever ties” to Biggin ASAP
- prepared to sell to the village within the full moratorium period (6 months)
- had an offer to purchase from other parties of £500,000
- current asking price is £500,000 for the pub and the land (2x title deeds and plans)
- full moratorium period runs until midnight on 4th March 2026
- Parish Council and Working Group have examined various structures and funding methods to buy

SALE OF THE BLACKSMITHS ARMS, BIGGIN Research to date

1. Quotations for market valuation
 - a. SIDNEY PHILLIPS - **£1,666.70 + VAT** – recommended by Plunketts as a partner for offering market valuations on community pub projects [Businesses and Pubs for Sale in the UK](#)
 - b. FLEURETS – £2,250 + VAT
 - c. SAVILLS - £2,500 + VAT
 - d. BRAMLEY's - **£1,150 + VAT**
2. Community Business Membership of Plunketts - **£225 + VAT** [Become a member - Plunkett Foundation](#)
3. Legal Entity – CBS is potentially the most suitable (as Church Fenton have successfully done, creating the CF Community Hub which is a CBS) Register with FCA **£40 +VAT** and registration as a CBS circa **£570 + VAT**
4. Conveyancing fees for purchase - **£5,000 + VAT** (Jonathan Sharp, Hartley & Worstenholme, Pontefract) [Hartley & Worstenholme](#)
5. Stamp duty @ 5% - **£14,500.00**
6. Asset purchase price circa **£500,000** – is this including VAT?
7. Rateable value for the property – current rateable value on 2023 Rating list is **£7,000 per annum** [Summary valuation - Valuation Office Agency - GOV.UK](#)
8. Rental income – anything from £24,000 pa to £36,000 pa (**£2,000pcm to £3,000 pcm**) [Businesses and Pubs for Sale in the UK](#)
[Pubs to Let | Star Pubs | HEINEKEN UK](#)

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Options to proceed - limited due to legislation during to the 'community right to bid' phase to 04 March 2026

Option 1: A Community Benefit Society (CBS**) is formed and purchases the pub
(combination of pledges from villagers and PC loan - PWLB)

Option 2: PC purchases the pub with a combination of pledges and PC loan (PWLB*)

Option 3: PC take out a full loan from The Treasury (PWLB*) and buys the pub

Option 4: A different type of "community interest group", on advice from Plunketts, purchases the pub
(pledges and PC loan - PWLB)

Option 5: Pub goes on the open market to all potential buyers after the 4th March 2026

*PWLB Public Works Loan Board

** For the sake of this presentation, a CBS has been presented as the "Community Interest Group" option, there are 5 others presented on the slide 3.

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 1: A Community Benefit Society (CBS) is formed and purchases the pub (combination of pledges from villagers and PC loan)

- Assumes £300k from pledges and £250k PC Loan (PWLb)
- CBS – one member, one vote (whether you put in £100 or £100k, you get one vote)
- Legal form of organisation – not-for-profit basis for purposes that “benefit” the community as a whole
- Most popular vehicle for rural community businesses to set up
- Community share issue – democratic model that works well for social economy organisations
- Elected committee – manage the enterprise on behalf of members
- Committee – voted by the members
- Statutory Asset lock – surplus assets cannot be transferred to another organisation
- FCA approved and registered with Companies House
- Regulated and registered with the FCA* – annual return submitted to FCA
- Withdrawable share capital – if the business is sustainable without the capital

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 2: PC purchases the pub with a combination of pledges and PC loan (PWLB*)

- Assumes £300k from pledges, £250k from PC loan (PWLB)
- PC are not VAT registered but in legislation can claim the VAT back on purchases for non-business activities (VAT Act 1994. s33). The PC wouldn't be able to claim VAT back on the purchase. However, they could reclaim VAT on any works, legal and professional fees etc which are incurred.
- ONLY the Parish Council can apply for Parish Borrowing to The Treasury for a PWLB – Public Works Loan Board
- What the PC need to do to make a loan application:
 - a) Resolution to borrow at a PC meeting
 - b) Budget information
 - c) Evidence of Loan affordability
 - d) Evidence of Report to the Parish Council / Business case presented
 - e) General public consultation – to residents on the electoral register
 - f) Precept increase consultation (if applicable)

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 3: PC take out a full loan from The Treasury (PWLB*) and buys the pub

- £500,000 selling price
- circa. £15,000+ legal and stamp duty fees
- £25,000 'float' for improvements
- Lease the pub to a Tenant on an FRI (insure and maintain) lease
- Rent the pub initially at a favourable rate to encourage Tenants and success
- Offset the rent against the PWLB payments to reduce them to between approximately £140 and £370 per year depending on Council Tax banding (A-G)
- Increase rent after a period (2, 3 years) to further reduce the PWLB payments
- PC can look at setting up another legal entity to manage the pub once purchased, ie a CBS
- PC could purchase and sell at a later date – it is not “tied in” to keeping in perpetuity

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 4: A different type of “community interest group”, on advice from Plunketts, purchases the pub (pledges and PC loan - PWLB)

- Assumes £300k from pledges and £250k PC Loan (PWLB)
- Although the CBS is the legal entity of choice for rural community business set up, there are a number of other options including:
 1. A charity
 2. A community interest company
 3. A co-operative
 4. A company limited by guarantee that is non-profit distributing
- One of these other community interest group options could provide opportunity for grant and alternative funding streams
- Community business membership of the Plunkett Foundation will provide sound advice and legal steer

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Option 5: Pub goes on the open market to all potential buyers after the 4th March 2026

- could be sold to anyone, used for any number of purposes which may not be favourable to village life
- 2am license: depending on ownership/use - could pose a high impact threat to village life
- large plot which could be used to store anything or be overly developed
- dominant position in the village and its appearance and culture has a direct effect on the village and our homes
- Research completed by Mortar Research in 2024 (available online) found that;
 - 24% of home buyers factored in their local pub when deciding whether to buy
 - 42% of all home buyers said that the quality of the local pub was an important element in their home buying decision
 - 36% wouldn't even consider offering on a home that was too far from a good local pub (1 mile appeared to be the 'staggering' limit)
 - 36% also said they would visit the local pub before making an offer on a home
 - 53% said they had made the decision to purchase a home whilst actually at the local pub.
 - 44% had actually made the offer to buy a home from the local pub
 - Of those that visited the pub 76% said they did so because they felt the local pub reflected the local community

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Discussion

Costs to the Parish of a Public Works Loan Board

Biggin Parish Council
(figures based on 52 rated properties)

Parish Borrowing as at 01 November 2025

52
properties

£550k

£275k

Option	Amount of loan PWLB	Loan term	% interest rate	1/2 yearly annuity	Total cost of loan	Annual loan repayment	monthly loan repayment	*Avg per household precept increase	Potential rental income annually at £2,000pcm	New average per household precept increase offset by rental income
1	£ 550,000.00	50 years	6.14%	£ 17,723.31	£ 1,772,331.00	£ 35,446.62	£ 2,953.89	£ 644.48	£ 24,000.00	£ 220.13
2	£ 550,000.00	15 years	5.34%	£ 26,308.92	£ 815,576.52	£ 52,617.84	£ 4,384.82	£ 956.69	£ 24,000.00	£ 550.34
3	£ 530,000.00	50 years	6.14%	£ 17,078.83	£ 1,707,883.00	£ 34,157.66	£ 2,846.47	£ 621.05	£ 24,000.00	£ 195.34
4	£ 530,000.00	15 years	5.34%	£ 25,352.23	£ 785,919.13	£ 50,704.46	£ 4,225.37	£ 921.90	£ 24,000.00	£ 513.55
5	£ 450,000.00	50 years	6.13%	£ 14,500.89	£ 1,450,089.00	£ 29,001.78	£ 2,416.82	£ 527.31	£ 24,000.00	£ 96.19
6	£ 450,000.00	15 years	5.34%	£ 21,525.48	£ 667,289.88	£ 43,050.96	£ 3,587.58	£ 782.74	£ 24,000.00	£ 366.36
7	£ 400,000.00	50 years	6.13%	£ 12,889.68	£ 1,288,968.00	£ 25,779.36	£ 2,148.28	£ 468.72	£ 24,000.00	£ 34.22
8	£ 400,000.00	15 years	5.34%	£ 19,113.76	£ 593,146.56	£ 38,227.52	£ 3,185.63	£ 695.05	£ 24,000.00	£ 273.61
9	£ 275,000.00	50 years	6.13%	£ 8,861.66	£ 886,166.00	£ 17,723.32	£ 1,476.94	£ 322.24	£ 24,000.00	-£ 120.71
10	£ 275,000.00	15 years	5.34%	£ 13,154.46	£ 407,788.26	£ 26,308.92	£ 2,192.41	£ 478.34	£ 24,000.00	£ 44.40

Notes - *Average per household precept increase is based on 52 properties in Biggin

- The average Band D council tax for only those local councils which raised a precept is £95.32 (£89.18) an increase of £6.14 (£7.44 or 9.1%).
- The average Band D council tax for precepting local councils in areas with a unitary authority (including metropolitan boroughs) is £101.61 (£95.15), an increase of £6.46 or 6.79% (£9.37 or 10.93%).
- The highest Band D Council tax in 2025-26 in Yorkshire is South Kirkby and Moorthorpe (£279.55)

[Parish precepts and Council Tax amounts 2025 to 2026 | North Yorkshire Council](#)

Parish Precept and Council tax amounts 2025-2026

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
BIGGIN	£ 1,632.78	£ 1,904.90	£ 2,177.03	£ 2,449.15	£ 2,993.40	£ 3,537.65	£ 4,081.93	£ 4,898.30

Approx real costs
Band A - £140
Band G - £370

Highest Band D in Yorkshire

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Way forward and decisions to take:

1. Do we instruct a valuer to establish a market valuation – 3 quotations received, Sidney Phillips – cost of **£1667 + VAT**
2. General public consultation – survey to residents and survey method to illicit the level of interest in the community (from those on the electoral roll) for a community project of this size
3. Discuss the options available and propose the best way forward to secure this asset, central to the parish
4. Precept Increase consultation – survey to residents
5. Membership of the Plunkett Foundation - **£225 +VAT** (advice and support on the Community Right to bid process).
6. Creation of a legal entity – based on the 6 possibilities and advice / legal steer from Plunketts
7. Application to The Treasury for a PWLB (Public Works Loan Board)
8. Instruction of a conveyancing solicitor and accountant with experience of dealing with licensed properties **£5,000 + VAT**

SALE OF THE BLACKSMITHS ARMS, BIGGIN

Questions / discussion from the floor

For any questions / queries or further information, please contact the Clerk on: georginaashton@outlook.com

Further information can be found at the following links:

The website and noticeboard in the parish will be kept up to date during this informative period.

[Upcoming Events | Biggin Parish Council](#)

ACV listing at North Yorkshire Council - ACV [Decision - Assessment of Assets of Community Value Nomination The Blacksmith Arms Oxmoor Lane Biggin Sherburn in Elmet NYC/ACV00042 | North Yorkshire Council](#)

Community Right to Bid – statutory advice [Community Right to Bid - Non-statutory advice note for local authorities.pdf](#)

Full Moratorium Period confirmation from NYC - [15-OCT-2025-Letter-to-Nominating-Group-notifying-of-full-moratorium.pdf](#)