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Development Management
City Hall
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Our Ref: 494/A5/CT

7 October 2021

Dear Sir/Madam

PLANNING APPLICATION FOR A FIRST FLOOR EXTENSION AND CONVERSION OF THE WINDMILL PUBLIC HOUSE INTO RESIDENTIAL ACCOMMODATION ALONG WITH ASSOCIATED WORKS

SUBMISSION OF UPDATED/AMENDED INFORMATION FOLLOWING THE QUASHING OF PLANNING PERMISSION 20/02864/F

On behalf of our client, Bar Wars Ltd, please find enclosed the relevant amended/updated information associated with the planning application for the change of use of The Windmill Public House from a public house and conversion into 5 flats (Use Class C3). First-floor and raised single storey rear extensions are proposed. Minor external alterations are also proposed.

The following amended/updated information is enclosed:

- Certificate of ownership B;
- Financial Information, including profit and loss accounts, prepared by Richardson Swift;
- Chronology of Events, prepared by Bar Wars Ltd;

Background

As you know, this planning application was submitted in July 2020 and was a resubmission following the refusal of a previous application (ref: 19/06116/F). The current application was initially taken to Development Control B Committee on Wednesday 11 November 2020, with the Officer's report recommending the application for approval. The Planning Committee resolved to grant planning permission and the Notice of Decision granting planning permission was subsequently issued on 12 November 2020.

On 22 December 2020, the Council then received a pre-action protocol letter relating to a proposed Judicial Review of the planning permission on behalf of Nickolas James, outlining that the decision was being challenged on two grounds, which in summary, were as follows:

- Ground 1: That the Council had failed to consider or discharge its duty under the Equalities Act 2010.
- Ground 2: The Council has failed to properly apply policy DM5 by failing to consider the Asset of Community Value status of the site, and by failing to properly assess existing shortfalls in community provision.

The Council agreed to quash the planning permission.

The application was then due to be taken back to the Development Control Committee on 21st July 2021, addressing the matters that were subject to the Judicial Review, but a letter was issued to the Chair of the Development Control Committee on behalf of Nickolas James (the JR Claimant) raising additional concerns, primarily related to the financial information submitted. As a result, the application was removed from the committee agenda.

PLANNING CONSIDERATIONS

The principle of the proposed development (as proposed in its original form) has previously been accepted by the local planning authority (LPA) with the Officer's Committee Report recommending approval of the planning application and Members agreeing with the Officer's recommendation and resolving to approve the application proposals. However, as issues have subsequently been raised through the pre-action protocol Judicial Review letter (which resulted in the planning permission being quashed) and a subsequent letter from the claimant's solicitor (Thrings) has meant that, so far, the application has not proceeded to determination.

As outlined within the NPPF, planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990) requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

NPPF Paragraph 11 sets out the presumption in favour of sustainable development and explains that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or (as set out in paragraph 11(d)):

"where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*

Footnote 8 to paragraph 11(d) clarifies that for applications involving the provision of housing (such as that now proposed), "out of date" includes situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

The Council issued a Statement on 6 October 2020, which confirms that the Council does not have a 5-year housing land supply and that the calculated level of new homes needed for Bristol exceeds the physical capacity of the city to accommodate them. It is also the case that the Council has not met 75% of its housing delivery requirements, achieving only 72%. The Council's Statement confirms that paragraph 11(d)(ii), known as the "tilted balance" is triggered, stating:

".... boosting the supply of homes in Bristol will remain a priority in securing sustainable development and to address the acute needs for new affordable housing. The delivery of new and affordable homes will remain an important material consideration in decisions on planning applications. That means that well designed and sustainable housing development will be supported in principle, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits".

Policy Considerations

Our understanding is that no additional matters/concern have been raised following the original grant of planning permission and its subsequent quashing, relating to matters regarding the principle of residential accommodation in this location, the layout of the units, design, impact on amenity, highways/parking/servicing etc, all of which have previously been considered and the principle accepted. These matters were addressed within the original submission and the Officer's subsequent report to Committee, and in the interest of brevity, we do not go over these points again, but we reserve the right to address these points should any queries arise.

As such, we therefore deal primarily with the principle of the conversion of the public house (i.e. its loss) to residential use. Firstly, consideration needs to be given to whether or not the proposed development complies with the relevant Development Plan policies. The primary policy which applies to the conversion of public houses is SADMP policy DM6 (protection of Public Houses). However, other policies are relevant, and these include policy DM5 (protection of community uses) and Core Strategy policy BCS12 (Community Facilities).

Policy DM6 specifically refers to proposals which would result in the loss of public houses and as mentioned above, is undoubtedly the policy which is the most relevant to the proposed development. The policy is worded as follows:

Proposals involving the loss of established public houses will not be permitted unless it is demonstrated that:

- i. The public house is no longer economically viable; **or***
- ii. A diverse range of public house provision exists within the locality.*

Where development is permitted any extensions or alterations should not harm the identity or architectural character of the public house. [NB: our emphasis]

To be clear the policy requires that for the loss of a pub to be considered acceptable, **either** criteria (i) **or** criteria (ii) needs to be met. There is no requirement for both to be met; it is an either/or requirement.

The supporting text is clear there where it is being argued that a pub is no longer economically viable, the applicants will need show evidence of this (which the supporting text goes onto explain should include details of adequate marketing, analysis of trade potential etc).

In line with the policy wording, the supporting text states that aside from the viability argument, "**alternatively**, the application will need to provide evidence of a range of pubs in the locality that can collectively continue to meet the needs and expectations of the whole community" [NB: our emphasis] (para 2.6.4). The supporting text explains that this should include all other pubs within a reasonable walking distance.

Policy DM5 is also of relevance, stating that proposals which result in the loss of a community facilities will not be permitted unless at least one of a number of criteria is met. The first of these is that:

*"The loss of the existing community use would not create, or add to, a shortfall in the provision or quality of such uses within the locality **or**, where the use has ceased, that there is no need or demand for any other suitable community facility that is willing or able to make use of the building(s) or land"* [NB: our emphasis]

The supporting text goes on to state that while all uses that provide a social or welfare benefit constitute community facilities, community land and buildings are particularly important (para 2.5.3). In terms of assessing “*the importance*” of other community facilities, the supporting text outlines a number of considerations to determine their importance, which in summary includes, inter alia (para 2.5.4):

- The extent and quality of local provision of the existing facility.
- Its contribution to diversity of community facilities in the locality.
- In the case of a commercial community facilities, whether the use is no longer viable “...*applicants will need to submit evidence to demonstrate that the site is no longer viable for that use and has been adequately marketed. The latter should be undertaken in accordance with the guidelines on the carrying out of marketing which are available to view on the council’s website under planning advice and guidance...*”.
- Whether the building is listed as an asset of community value.

Policy BCS12 states that existing community facilities should be retained, unless it can be demonstrated that there is no longer a need to retain the use of where alternative provision is made.

It is clear therefore that the policy assessment considerations for policies BCS12, DM5 and DM6 are similar.

Turning specifically to policy DM6, it is necessary to demonstrate that either (i) the public house is no longer viable, **or** (ii) a diverse range of public house provision exists in the locality. To reiterate, it is **not** necessary to meet both strands of this policy requirement for a proposal which involves the loss of a public house to be considered acceptable in planning policy terms.

However, in this case, we have provided evidence which confirms that in fact both criteria are met, and the proposals thereby fully accords with both strands of policy DM6 because the pub is no longer viable **and** there is a diverse range of alternative public house provision within the locality.

Viability of the The Windmill

By way of background, when Bars Wars acquired the pub some 13 years ago, it was closed and in a run-down state. Bars Wars invested a great deal of time and money in refurbishing the pub and it did become profitable for a while, but since then turnover has been down year on year. There are a number of reasons which have contributed to this, which includes:

- Legislative pressures like increased business rates, pension regulation and minimum wage increase (which has forced wages up across the board, as, for example, duty managers are not prepared to work for only 20p per hour more than a kitchen porter and so on).
- As mentioned above, the cellar was located beneath the adjacent house which compromises both the pub and the house. It would not be possible to move the cellar without impacting on the trading space within the pub and it would be an expensive development, which would ultimately reduce the trade area. Since the submission of the planning application (in July 2021), the adjacent property (3 Eldon Terrace) has been sold, so the cellar no longer forms part of the public houses demise, thus making it even less attractive as a viable public house as there is no additional storage.
- The pub is an old Victorian layout with no disabled toilets or disabled access. Bar Wars wanted to remedy this situation, but it would have been expensive and would reduce the available trading space, impacting on potential profits further.
- Competition from other local venues, which has steadily built up over the years (i.e when The Victoria Park it took a lot of custom; opening/revival of venues on North Street and the re-opening of the Rising Sun all contributed to customer base draining away).
- The pub has a very small outside area, which means during the summer months, trade is very slow.

- The pub has a relatively small kitchen area, and as food has become more and more central to customer expectations, this limits the food offer.
- The pub being situated on a hill with a low bridge causes big problems for deliveries and waste disposal, causing much frustration for local residents and drayman.

Pub Wars Ltd operates 2 very successful pubs in north Bristol and has done so since 2004 and 2010, so are experienced at running successful pubs.

Prior to its closure, Bar Wars made concerted efforts to improve the viability of the premise. This has included a number of initiatives such as leasing the kitchen to two "pop-up" operations in order to reduce liability and wastage. While this has helped the pub's bottom line, it does bring problems operationally and, for example, one of the "pop-ups" has been unable to pay rent currently due to reduced footfall. Other initiatives have included quiz nights, open mic, comedy and film nights.

We provide updated profit & loss information (which we are happy to be published on the Council's website), which demonstrates that in 2019 the pub made a loss of £13,736.81 after tax and in 2020 this was a loss of £7,096.36. As the accompanying letter from Bar Wars Accountants', Richardson Swift confirms, there are also additional outgoings which have not been taken into account.

We are aware that concern has been raised by Nickolas James regarding the financial (profit and loss) information presented. Firstly, we would remind the Case Officer (and other interested parties), that even if there was to have some doubts as to whether or not the pub remains a viable business based on the information submitted, the fact that there are numerous alternatives nearby is sufficient in its own right for the policy requirements to be fully met.

As outlined previously, the premises were actively marketed by Fleurets, for an extensive period from October 2019 until November 2020 (with informal marketing occurring much earlier, from January 2019, and the property particulars remaining available on Fleurets website until March 2021) – details are provided at Appendix A). In addition, we include an updated "Chronology of Events" providing an update to the information originally submitted. The Council has guidelines for assessing the adequacy of marketing undertaken and requires that "normally" premises should be marketed for a period of 6-12 months, so the marketing undertaken is well in excess of this minimum BCC requirement. It is also pertinent to note that the fact that the planning application was submitted in July 2020, but now 15 months later, the application remains undetermined, is wholly outside of the applicant's control. While we understand that it has been implied that the marketing of the premises should commence again (with another 6-12 month period), this would be wholly unreasonable; indeed there is no policy basis or precedent for requiring this.

The position and adequacy of the marketing was accepted previously and clearly meets the policy requirements. The Officer's Committee Reports also accepts that the applicant was forced to close the public house because it was no longer viable to keep it open. The Case Officer acknowledged that this decision was taken prior to the closure of all public houses associated with the Covid-19 outbreak.

Alternative provision

Both the Case Officer and Members have accepted that there are numerous other public houses/drinking venues within the local area, many of which serve food and host various events. Manual for Streets defines "walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' walking distance (up to about 800m)" but goes on to confirm that this is not an upper limit and "...walking offers the greatest potential to replace short car trips, particularly those under 2km" (para 4.4.1). The Plan at Appendix B shows all pubs/drinking establishments within a distance of around 800m from the application site, in addition to which there are a number of restaurants and cafes, which are not shown, but which offer further variety/options. If the plan was to include all venues within 2km of the site (which Manual for Streets recognises as within walking distance) were to be included this number would be significantly increased and would take in much of the City Centre.

There can be no doubt that this meets the requirements of policy DM6(ii), and there will remain a genuine choice for local people; indeed the local area will remain better served and local residents will have a greater choice and variety of venues to choose from than many other parts of the City. The Officer's 21st July 2020 Committee Report confirms that "...considering the amount and variety of other public houses and pub environments within a walkable distance of the proposal site, it is considered that there is adequate provision that meets the needs and expectations of the whole community. Most notably, it is considered that there is genuine alternative provision for those persons with any protected characteristics that may have previously frequented The Windmill public house which was not known to specifically cater or provide any specialist facilities such as disabled toilets or access arrangements". It is clear that no one will be prejudiced by the loss of The Windmill.

In terms of assessment against policy DM5, the supporting text sets out a number of considerations to assess the "importance" of the community facility. Similar to the assessment under DM6, it is clear that the loss of The Windmill would not result in a shortfall in the provision or quality of such uses, given the variety and number of other similar uses, its loss will have a negligible impact on the contribution it makes to the "diversity" of such facilities. Appropriate marketing and viability information is submitted which demonstrates that it is no longer viable for its current use.

The pub is listed as an Asset of Community Value, but as addressed below, the requirements of this (and the relevant moratorium period) have been fully complied with and met. Notwithstanding the fact that no conflict with policy DM5 has been identified, for the reasons outlined it is clear that the The Windmill has limited importance as a community facility, and arguably therefore, only limited weight should be attributed to policy DM5 in the assessment of this application.

In respect of the principle of the loss of the public house, the proposed development complies with Core Strategy Policy BCS12 and policies DM5 and DM6 of the Site Allocations and Development Management Policies (2014).

Asset of Community Value

As Officers will be aware, the public house was added to the Council's list of Assets of Community Value (ACV) on 8 September 2020. The ACV status is capable of forming a material consideration in the determination of a planning application. The ACV process was introduced through the Localism Act 2011 and requires local authorities to maintain and publish lists of ACV. The process in effect means that prior to the sale/disposal of a property, the Act gives community interest groups the time to submit a request to the local authority to be considered as a bidder, time to develop and business case and secure funding to support the bid. There is a 6-week process during which eligible groups can express an interest in being considered as a potential bidder. The owner is free to dispose of the asset after 6 weeks if no community interest shown, or the full six months if an interest in shown. The owner does not have to sell to a community group, and after the moratorium period, the owner will be free to dispose of the property however they see fit.

As set out within the Officer's report to Committee on 21 July 2020 (which was subsequently pulled from the agenda), "*An examination of the Community Right to Buy webpage reveals that the 6 month moratorium period in relation to the Windmill Public House (page 6 Ref 20-01) expired on the 12th July 2021. The applicant has confirmed that no bid was put forward from any community group within this required time frame. As such, the ACV requirements of Part 5 Chapter 3 Localism Act 2011 have been satisfied and the public house can be sold on the open market*".

In addition to the above, it is important to highlight that prior to pursuing the formal ACV route and associated moratorium period, the applicant had been in extensive discussions with a local community group who had shown an interest in purchasing the premises. One of the applicant's, Mike Cranney (of Bar Wars Ltd), has previously provided a summary of his discussions with the group, which we repeat here for ease of reference:

"Bar Wars was absolutely transparent with the community group to the point of lengthy meetings dissecting the profit and loss accounts. It was clear that they had no experience of running a pub and

I wanted to make sure that they had a good grounding in the facts and what was required to run a successful pub.

We discussed holding a meeting at the pub, inviting the local community to explain the possibility of a 'community take over'; it was hoped that we could ascertain the appetite for such a project. This meeting took place in January 2020.

I attended the meeting and was available to answer any questions. Shortly after the meeting Punch Taverns made their interest known. I discussed the terms of the offer from Punch Taverns with the community group and explained that there was a time limit on the offer. At this point the community group explained that they needed more time to pull an offer together, but were extremely confident that they would have an offer very soon and they were determined to 'Save The Windmill'. After further discussions, I decided that the community group were a favourable option and I believed in their commitment. The confidence the group displayed was a contributing factor to rejecting the Punch offer in order to give the community group time to raise finance. However, on the 20th August 2020, I became aware through the local press that the community group had failed to raise funds. At many points in the negotiations with the community group, I offered a solution to enable the community group to 'Save The Windmill' through the offer of a leasehold arrangement. The last time this was discussed was in April 2020. The community group did not express any interest in a leasehold.

Communication with myself and the community group broke down following an appeal by the community group to the local community via social media (post Covid-19) explaining that my dire financial circumstances would mean that I would have to sell the property for a much lower figure than market value. I felt that this was in poor taste given the circumstances."

The requirements of the ACV process have been fully met, and it is clear that the applicant made every effort (going above and beyond the requirements) to assist the community group.

Planning Balance and Conclusions

Given the presumption in favour of sustainable development and the fact that paragraph 11(d)(ii) is engaged, in line with the NPPF, consideration needs to be given to whether any adverse impacts would "significantly and demonstrably" outweigh the benefits of granting planning permission.

It is clear that policy DM6 is most relevant to the proposed development, but policies DM5 and BCS12 are also of relevance. As demonstrated above, it is clear that there is no conflict with those Development Plan policies which are most relevant and therefore there is no harm or adverse impact associated with any potential conflict. The applicant has clearly demonstrated that both relevant strands of policy DM6 is complied with; namely that the current use (as a public house) is no longer viable **and** the number and range of similar alternative venues within walking distance of the site ensures that there is sufficient choice of similar alternative venues. Likewise, while there is no conflict with policy DM5, it is noted that the importance of The Windmill as "community use" is limited by virtue of the variety and number of alternative provision within walking distance and the fact it is demonstrated that the current use is no longer viable.

In any event, it is clear that the LPA agrees there is no conflict with these policies, as set out in the Committee Reports (and the Committee's resolution to approve in November 2020). Notwithstanding this, given that the tilted balance of paragraph 11(d)(ii) applies, it is the case that even if there were to be some conflict with elements of the policy requirements, consideration would need to be given to how much weight should be attributed to those policies and whether any associated harm would "significantly and demonstrably" outweigh the benefits of granting planning permission.

The pub's listing as an Asset of Community Value is capable of forming a material consideration in the consideration of the planning application. However, the applicant has followed the due process, listing the asset for the required 6-month moratorium period, which expired in July 2021. In addition to this, during consideration of the initial planning application, the applicant had undertaken detailed

discussions and assistance to a local community group. All requirements of the ACV process have been complied with and there are no outstanding matters.

The Officer's Committee Report confirms (in summary) that in terms of other material considerations:

- **Creation of mixed and balanced community:** no objections are raised to the type and size of units proposed and the scheme would not create or contribute to a local imbalance of housing type or size.
- **Design:** The proposed works will not *"...harm the identify or architectural character of the public house as they are in keeping with the visual amenity, character and appearance of the existing public housing meaning there is no harm to its architectural identify and character"*. In addition to this the proposed alterations and works are *"...not considered to appear visually prominent or discordant within the street scene"*.
- **Transport/Highways Safety:** *"...the existing use of the building as a public house will have generated on street parking with the locality and the proposed conversion into 5 flats is not considered to significantly increase this"*. The site is located in a sustainable location and is suitable for car free development.
- **Climate change:** it is confirmed that the proposal meets the required 20% reduction in CO2 emissions.
- **Arboricultural issues:** there are not trees within the site or immediate vicinity which would be affected by the proposed development.

The provision of housing on the site, will make a contribution towards boosting housing delivery within the City and this is a substantial benefit, that weighs heavily in favour of the proposed development. The NPPF is clear in its intentions to significantly boost the supply of homes.

The proposed development does not result in any conflict with development policies, and in any event, as outlined, there are no adverse impacts which would significantly and demonstrably outweigh the substantial benefits of the proposal. The presumption in favour of sustainable development is a material consideration, and in line with the advice contained within the NPPF, planning permission should be granted without delay.

For these reasons we trust that the application can be supported by Officers, but if you have any queries, or wish to discuss this further, please contact me.

Yours sincerely

Catherine Tyrer
Associate Director

APPENDIX A: MARKETING INFORMATION

Update Letter, dated October 2020

KMC/cas
Email: kevin.conibear@fleurets.com

8th October 2020

Ms C Tyrer
Associate Director
Grass Roots Planning
86 Colston Street
Bristol
BS1 5BB

By email: catherine@grassroots-planning.co.uk

Dear Catherine

The Windmill, 14 Windmill Hill, Bristol BS3 4LU

I write further to your request for an updated overview of the marketing of The Windmill. I previously provided a letter dated 20th November 2019 which outlined our involvement with the marketing to that date, therefore will not cover that preceding period in this letter.

I can confirm that the property has remained on the market since our previous letter was issued and continues to be fully available and marketed. The opportunity remains advertised on our website www.fleurets.com and also on third party websites such as Zoopla and Daltons. Via our database the details of the opportunity have been sent to a total of 11,035 parties, specifically registered for this location, price range and style of property. There has been a total of 636 requests for details, primarily from parties either downloading information from the website or requesting further information via telephone or email. There have been an additional five viewings since November, albeit due to the Covid-19 pandemic, viewings were unavailable between late March and June. In recent months we have re-commenced viewings at the premises.

The guide price remains at £495,000.

In terms of interest since our last update, there has been some activity to report to you. I raised in my previous letter that a national pub group had made tentative enquiries in November. They subsequently put forward an offer below the guide price in late December. At a similar time we received an approach from a Bristol based operator expressing an interest. Alongside this, the local Community Group remained interested and my understanding is they were exploring funding options available to them.

Early in January 2020, we advised the national pub company that we were in talks with other parties and our client expressed some concern that they had not undertaken a formal viewing. Subsequently the national pub company increased their offer to the guide price, subject to receipt of legal documentation within seven days and confirmed they had viewed as a customer and would arrange a survey and full viewing on acceptance of their offer. Our client requested that a formal viewing was undertaken prior to consideration of the offer. A viewing was arranged in late January. Following their viewing the pub company confirmed their offer remained in place until 31st January 2020, after which they would explore other opportunities.

During this period, I understand our clients were meeting with the Community Group to assist in their proposals, as the group were confident that they could secure funding, in order to submit a formal offer. Whilst I have had limited involvement with the discussions between our client and the Community



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Group, I was advised that a meeting was arranged at the end of January. Following the community meeting, our client instructed us to reject the pub company offer as they wished to provide the Community Group additional time to finalise their proposals, with the intention of them acquiring the property.

Mentioned earlier, there was also interest from a local operator who proposed a transaction which would comprise a lease with an option to purchase and our client continued negotiations in respect of this. I understand that our client agreed mutually acceptable terms with the local operator and in February, with the lack of an offer from the Community Group, decided that this would be the best course of action and instructed solicitors accordingly. The Community Group remained interested and requested a viewing on 19th March, however unfortunately the gravity of the Covid-19 pandemic was taking hold and our client was unable to facilitate a viewing. With lockdown implemented, the local operator decided not to proceed and withdrew from the proposed transaction. Government restrictions resulted in us being unable to undertake any further viewings for a period of time.

In early June the Community Group contacted Fleurets to advise they had commissioned a desktop valuation and subsequently submitted an offer of their own which was significantly below the guide price. This was rejected by our client, due to the level of offer and no evidence of funding being provided.

We subsequently arranged a viewing for the Community Group and their valuer in June and I am aware that a funding campaign was undertaken. We have not received any further offers from the Community Group.

In recent weeks there have been two further viewings which our client has undertaken. We have not received offers from these parties.

I trust that this brings you fully up-to-date with the current marketing position.

Yours sincerely

Kevin Conibear
Divisional Director – Head of Urban Markets

Outline of original marketing undertaken:

KMC/cas
Email: kevin.conibear@fleurets.com



20th November 2019

Ms C Tyrer
Associate Director
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Regulated by RICS

Dear Catherine

WINDMILL, 14 WINDMILL HILL, BRISTOL, BS3 4LU

I write further to our telephone conversation, where you requested an overview of the marketing of the Windmill to date.

Marketing of the property launched on 31st January 2019 at a guide price of £525,000. Initially we made direct approaches to the regional brewers and small multiple operators.

The property has been fully marketed on our website www.fleurets.com throughout the marketing period. Via our database, the details of the opportunity have been sent to 10,788 parties, specifically registered for this location, price range and style of property.

Due to lack of interest/offers, the guide price was reduced to £495,000 earlier this month. Parties will have been made aware of the price reduction via our website and e-marketing campaigns. The property has also been featured on Zoopla and Daltons and was advertised in the Morning Advertiser in August 2019 and again on 7th October 2019.

In addition to the wider circulation, there have been 508 requests for details, from parties either downloading the information from the website, or requesting further information via telephone or email. They will have then received the price reduction update whilst I was away last week.

To date, there have been six viewings, one of whom has viewed twice. The two most recent viewings have been from a local pub operator and a local community group. The community group have provided some feedback that they are exploring options and planning a community meeting to ascertain what level of funding could be forthcoming. They have expressed some concern regarding the position of the beer cellar under the adjoining residential property. In addition, a national pub company has recently undertaken a customer visit. Whilst not having arranged a formal viewing, they have requested further information on the sale.

Whilst people that have viewed have appeared to like the pub, the common feedback has tended to be that it is a relatively high cost operation that impacts on the potential profit; the considerable competition in the area and repeatedly the fact that the beer cellar is situated beneath the adjoining residential property. Some parties have said that in practical terms it is likely they would need to acquire the house as well, which we have indicated can be available, but of course this has a cost implication.

Providing agency and valuation services to the hotel, restaurant, pub and leisure sectors

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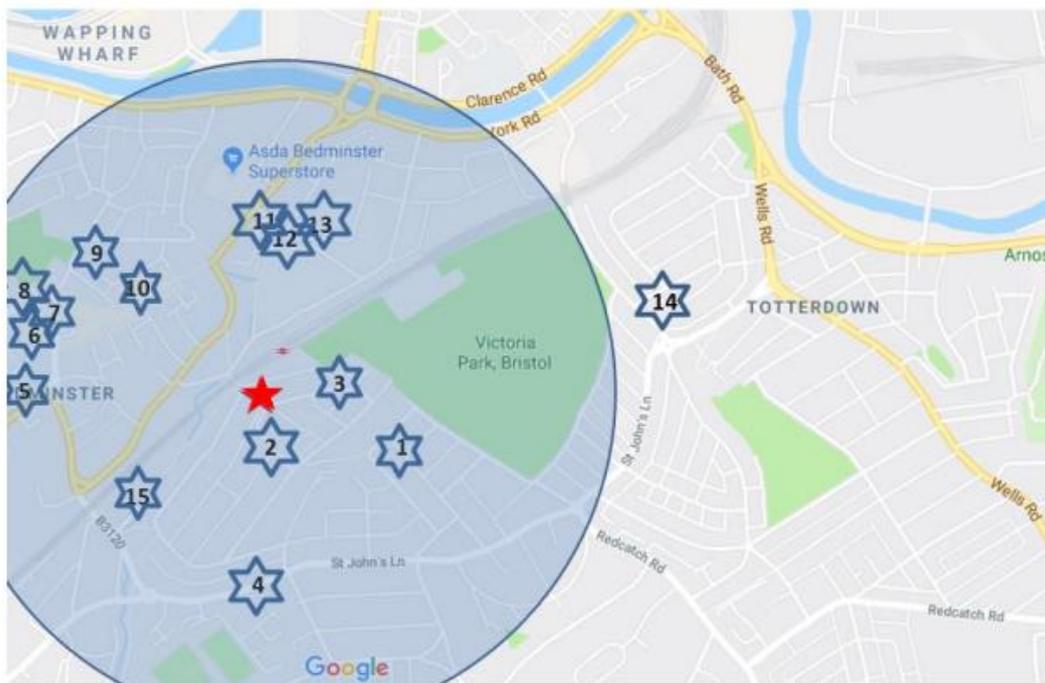


I trust that the above information brings you up to date with the current ongoing marketing position.
Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Kevin Conibear
Divisional Director – Head of Urban Markets

Appendix B: Pubs/Drinking Venues



- ★ The Windmill Public House
- Distance, approx. 800m from the site
- 1 – Victoria Park (gastro Pub)
- 2 – The Rising Sun (gastro Pub)
- 3 – Windmill Hill Community Association and Hill Club
- 4 – Brunel (local Pub with “no frills” menu)
- 5 – The Black Cat
- 6 – The London Inn
- 7 – The Robert Fitzharding (JD Wetherspoon)
- 9 – The Tap and Barrel
- 8 – Steam Crane (Retro-chic pub and global eatery)
- 10 – Assembly at Bedminster
- 11 – The Barley Mow
- 12 – The Apple Tree
- 13 – Fiddlers (live music)
- 14 – The Star and Dove (gastro Pub)
- 15 – Bristol Distilling