

Asset management and property services

Application for listing of a property as an asset of community value

This is an interactive form that you can fill in electronically. When you have completed the form – please print off, sign the form and return with any supporting documentation to: Community Assets Co-ordinator, AMPS, Herefordshire Council, PO Box 4, Plough Lane, Hereford HR4 0XH or email communityrighttobid@herefordshire.gov.uk

1. Name of property to be listed:

The Farmers Arms

2. Full postal address (including postcode):

Horse Road
Wellington Heath
Ledbury HR8 1LS

3. Provide a plan of the area of proposed listing.

Attachment C

4. Current owner:

Jonathan Baker

5. Owner's registered address (including postcode):

Jonathan Baker Building Contractor Limited
3 Holmer Terrace
Holmer HR4 9RH

6. What is the current primary use of property proposed for listing:

OCCUPIED - Y/N

Y

IF VACANT/EMPTY – DATE OF VACATION.....

Public House - tenanted
Car park associated with the public house

7. Explain how its use furthers the social well-being or social interests of the local community:

The Farmers Arms was established in 1895 after the closure of The Swallow cider house. As the sole public house within the parish of Wellington Heath, it is one of the three social hubs of the community, the others being the Village Memorial Hall, and Christ Church. Before the coronavirus closure, The Farmers Arms played host to many social and community events as well as being a popular meeting place for other local activities.

Fundraising events held at the pub have enabled the purchase of the nearby phone box and its conversion to a defibrillator station.

Please see the following list of some of the recent events held at The Farmers Arms.

Beer and Beast Festival

Second week July, annually.

A weekend of barbecues, beer and music; arranged by the pub.

Monthly quiz, arranged by the pub.

October Beer Festival

Annual event.

A special selection of c.35 beers available for the weekend; beer and music; arranged by the pub.

New Year's Eve

A supper and music event; arranged by the pub.

Wine and Cheese

Every November; arranged by the pub.

Steak Night

A monthly event; arranged by the pub.

Halloween

Supper is themed platters; fancy dress competition; arranged by the pub.

Bonfire Night

Parishioners bring fireworks; arranged by the pub.

Macmillan Charity Morning

November 15; arranged by others.

Darts Tournament

Annual event; arranged by the pub.

Conker Tournament

A village event, held in October; arranged by the pub.

8. Provide evidence of continuing primary use?

The examples of which are non-exhaustive, must satisfy S. 88 of the Localism Act and might include:-

- Photographic evidence, dated.
- Consultations recently carried out with community groups/residents.
- Minutes of meetings, where motions have been agreed.
- Who is the community /group consist of?
- What does the building consist of, broken down into usage?
- How long was the building used as a public house?
- Documented agreements/petitions etc. from residents of what is stated in the Acv application.

The pub is used not only by local residents; it is widely used by people in Ledbury - it is in a very pleasant setting with the village-owned playground (known as Pool Piece) adjacent to the pub car park. It is booked solidly in December for Christmas parties; it has a large dining room available. It can be (and is) used throughout the year for events such as wedding receptions and parties; it has a fully functioning kitchen and dining room.

The wet side of the business draws in local residents on Wednesday and Friday evenings in particular. It is the Wellington Heath "local".

The pub puts on events throughout the year as shown in Section 7.

Structurally, the building comprises:

- the snooker table
This is a separate area next to the main bar.
- The main bar
This provides a standing area next to the bar, and an area with tables which can also be used for dining (about 26 places).
- The Cow Shed (so called)
A large area used for dining (about 30 places) and with a small area of sofas.
- The Terrace
Outside, overlooking Pool Piece, with outdoor tables (seating 80) with umbrellas.

It has been a pub for about 130 years.

9. Provide evidence (as above) to that the property has been of social interest in the recent past (3 to 5 years)?

The pattern of use is shown by the list of events put on by the pub (see Section 7) and by the bookings (Section 10). This is typical of its recent use.

In addition, there are local clubs and such associations which use the pub:-

Cribbage
Wednesday evenings; WH Cribbage Club.

Timber Singers
Alternate Wednesdays. A group of folk singers.

Morris Dancers
Occasional use by some of the local sides.

Approximately half the bookings in the restaurant are by people in the village. On average, 300 covers are served each month; so, 150 are from the village.

10. Provide evidence (as above) of any social interest in next 5 years (whether or not in the same way as before)?

The Farmers Arms is an integral part of Wellington Heath whether for informal gatherings of friends or for more formal meetings of local clubs and societies. The Village Memorial Hall has its purposes and it complements the pub. The church too has its uses. The three meet the social needs of the parish. There is no reason to suppose that such use will not continue.

11. Confirm that the property is not excluded by ticking the relevant box below:

	Yes	No
a. Land attached to residential property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Properties with residential element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Sites covered by the Caravan Sites Act	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Land used by public utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Non-commercial disposals of the land (e.g. inheritance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. Other supporting evidence:

The residential element of the property is the integrated accommodation for the tenant.

13. Name of organisation/qualifying applicant:

Wellington Heath Parish Council

14. Contact details and address:

Gordon Kirk (Parish Councillor)
1 Orchard Gardens, Floyds Lane
Wellington Heath
Ledbury HR8 1LR

Postcode: HR8 1LR

Email: gk@gkirk.com

Telephone: 01531 636 281

15. Parish Council or Organisation to provide minutes/decision evidence of proposal to list.

16. Please indicate under which of the following criteria your organisation qualifies as an eligible applicant:

Please Tick:

1. Demonstrates a local connection by showing that the activities are wholly or partly concerned with the local authority area or that of a neighbouring authority ☒

2. Shows that any surplus it makes is wholly or partly applied for the benefit of the local area ☐

3. Proves that it has a charitable or other not-for-profit status; or if unincorporated, demonstrates a membership of at least 21 local government electors ☐

4. Applications may also be made by neighbourhood forums set up under the planning provisions of the Localism Act ☐

Signed:.....



Print name:.....

Gordon Kirk

Date:.....

3 September 2025