

Save The Cottage Tavern – The Pub at the Heart of Ashorne

(updated 29.06.26)

The Cottage Tavern Community Benefit Society Limited

(FCA registered – 9723)



A Community Opportunity

The Cottage Tavern has long been more than just a pub. It is a place where **neighbours meet, friendships are formed, celebrations happen, and village life comes together.**

We now have a unique opportunity to help secure its future through community ownership, enabling it to outlive its 200th birthday!

By investing in the Community Benefit Society, local people can help **protect and revitalise** our important village asset for generations to come. You will also have a say about how the **community hub is run** and will **benefit financially** in the process.

Why It Matters

A thriving village pub can provide:

- A welcoming place for residents to meet and socialise
- A hub for community events, clubs and activities
- Reduced social isolation and stronger community connections
- Increased visitor interest in the village and surrounding area
- A positive contribution to village identity and community spirit
- Long-term protection against closure or redevelopment
- An attractive village amenity that may help support local house sales and protect property values

The aim is to create a **sustainable, well-run pub that works for the whole community** — not just regular drinkers.

Village Pubs & Property Values

Property experts say that a thriving village pub can have a positive impact on house prices in the local area.

The loss of a village pub can often have a direct negative impact on the value and attractiveness of homes within the village and surrounding area, with some studies suggesting values **may fall by up to 10%.**

A successful and welcoming pub helps make a village a **more desirable place** to live, benefiting the wider community as well as future house sales.

Why Community Ownership?

Community ownership means the pub belongs to local people rather than a distant owner or property investor.

This enables:

- A real say in the future of the pub
- Greater long-term stability
- A focus on community benefit rather than short-term profit
- The opportunity to create a lasting legacy for future generations
- The chance to restore The Cottage Tavern as a true village focal point

A social investment with financial benefit to the investor

Potential Investor Benefits

In addition to supporting the community, investors may benefit from:

- **Interest on your investment** payable when the pub is profitable (calculated to be after the first three years). Your interest (at 1% above Bank of England base rate, up to a maximum of 5%) accumulates in a simple way from the first day of trading
- Eligibility for attractive SEIS/EIS **tax reliefs** (subject to HMRC approval and individual circumstances)
- **Income tax** relief on qualifying investments
- **Inheritance tax** advantages for qualifying investors
- The **satisfaction** of supporting a lasting community asset
- Membership and involvement in **shaping the future** of the pub

Please note: investments carry risk and returns are not guaranteed. Independent financial advice should be sought where appropriate.

“Will It Work?”

That is a fair question.

Our plans respond directly to the needs identified in a community survey, where residents highlighted loneliness, lack of accessible meeting spaces, and the need for low cost, local social opportunities.

Many village pubs have struggled in recent years, often because of changing habits or poor management. However, community-owned pubs across the UK have shown that with local support, good leadership and the right vision, they can succeed and become valued community hubs once again.

Doing nothing almost certainly means losing the pub forever!

How You Can Help

You can support the project by:

- Investing in the Community Benefit Society (shares start from £250)
- Attending events and meetings
- Spreading the word to neighbours and friends
- Supporting the pub / community hub when it reopens

Every level of support helps.

A Message from Local Residents

“We have lived in the village since 1997 and have benefited greatly from the friendships and connections made through the pub and village community.” “We believe The Cottage Tavern has an important role to play in Ashorne’s future and are proud to support this community-led project.”

“The pub has been my lifeline”

Interested in Finding Out More?

Visit www.cottagetavern.com

There is absolutely no pressure or obligation — we simply want local people to have the opportunity to be involved in securing the future of The Cottage Tavern for the benefit of the whole community.

Please speak to one of the directors or members of the Community Benefit Society for more information. (Kate Freeman, Greg Jones, Helen Oakley Paul Brazel, Dale Robinson).

Email Kate@freeman.org.uk or thecottagetavern@yahoo.com

Phone 07946 304320

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