

## The Three Tuns - What's in it for you?

Saving The Three Tuns is hugely important to the economic and social health of Guilden Morden. Re-opened, the pub would be a social hub for the community and it would also provide local employment.

Saving the pub should also have a positive impact on house prices, properties selling quicker and attracting new people to the village. Estate agents are very clear that prospective buyers look for two critical features when they consider viewing a property in a village – **a family pub that serves food and a local shop**. It may be the reason you bought a house here. **But today Guilden Morden lacks both.**

*'Re-opening this pub would have a huge impact for the village and local area. To offer a hub for local residents to meet during the day and to dine out in the evening will bring the community closer together and also would help with house prices locally.*

*Opening The Three Tuns will not only have an impact on people moving to the village it in turn will have an impact on house prices in Guilden Morden too.'* – **WellingtonWise**

*'It is clear that when buyers are looking for village homes they are looking at what amenities it has.*

*Holwell and Pirton are two villages within a mile of each other in Hertfordshire. When we are showing buyers around it is a big factor that Holwell no longer has a school, shop or pub. The difference in value between the two villages is in the region of 10% to 15%.'* – **Michael Graham**

## YOU BENEFIT SOCIALLY & ECONOMICALLY

The amount raised in investment and pledges is substantial, but it may not be enough. If no one else invests we will need to borrow from a bank to buy the pub but may have to wait a long time before we can refurbish it properly. However, if every household in the village that has not pledged so far invested an average of £500, we would be able to buy and refurbish the pub without bank borrowings.

Is it worth investing £500 or more in the future of your village? Perhaps the comments from local estate agents will convince you that it may be the best investment you ever make.

*'In my experience as a local estate agent when buyers are looking to purchase in a village location they always ask about the amenities that a particular village has to offer and many ask if there is a village pub and shop, this being the main hub of the community providing new residents the chance to meet new friends and neighbours giving people the opportunity to familiarise themselves with new faces and surroundings in a relaxed and friendly environment.'* – **Satchells**

### **It is in your interest to invest**

As a shareholder in GMCP you will own part of the pub, so you have the building as security. The pub could fail but community pubs have a 100% success record, that's 60 pubs across the country. If our pub is not successful and the building is sold for more than the total cost of buying and restoring it, you will receive back what you put in. Any surplus would be invested back into the village. If it's sold for less, you could receive less than you put in.

## 1<sup>ST</sup> SEPTEMBER DEADLINE

Today each one of us has a choice. We could rally together to buy The Three Tuns on behalf of the community. We would then be sure that the pub serves the needs of the village and safeguards its future for generations to come. Or we could stand back and assume someone else will do it and we may lose it as a pub forever.

Buying shares in The Three Tuns is an investment in your property and your future. But it's also an investment in your community. ***Think of the pub as a charity where you are the beneficiary, both socially and economically.***

Just a few additional points:

- Guilden Morden Community Pub Limited DID NOT produce the anonymous flyer recently distributed to the village. We always clearly identify communications that are sent from us.
- Both SCDC's Planning Committee and The Planning Inspectorate agreed that The Three Tuns was viable. Therefore, Change of Use was recommended for refusal by SCDC and the Appeal to The Planning Inspectorate was dismissed.
- The Plunkett Foundation commissioned a report from an independent specialist in business and commercial property, with over 30 years' experience in the licensed trade. He visited the village, spoke to Kirk and concluded that there is viability for two pubs in Guilden Morden and a re-opened Three Tuns would not threaten The Edward VII.

**PLEASE COMPLETE THE SHARE APPLICATION FORM OVERLEAF  
THANK YOU!**

# GULDEN MORDEN COMMUNITY PUB LIMITED APPLICATION FOR MEMBERSHIP

If you wish to become a member of Guilden Morden Community Pub Limited ('GMCP') by investing in the society, please complete the form below and return it to the following address:

The Treasurer  
Guilden Morden Community Pub Limited  
9 Dubbs Knoll Road,  
Guilden Morden,  
Herts, SG8 0LA  
e-mail: [halcyondays@halcyondays.plus.com](mailto:halcyondays@halcyondays.plus.com)

Name: .....

Address: .....

.....

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Email address: .....

Phone number(s): .....

Number of shares you wish to purchase (minimum 1, maximum 160): .....

Value of shares you wish to purchase (Shares cost £250.00 each):       £ .....

Payment should be made either:

- i) by cheque payable to Guilden Morden Community Pub Limited. **Please enclose your cheque with this Application;** or

- ii) by direct transfer to GMCP's bank account, as follows:

Sort Code:               30-90-89

Account number:       37457160

Reference:               please provide your first initial and surname

**Please send this Application to GMCP and tick the box to confirm payment has been made direct to our account**

By requesting that you become a member of Guilden Morden Community Pub Limited ('GMCP') you agree to your name, address, phone number(s), email address (where applicable) and the number of shares you wish to purchase being held on a computer database. By signing this application form you are confirming that you understand that this information will be used for the purpose of maintaining a register of members and potential members as required by the rules of GMCP and for posting of notices regarding the activities of GMCP. **This information will not be passed to third parties.**

By signing below, you also confirm that you are over the age of 16 years.

I hereby apply for the number of Shares referred to above on the terms of the Information Document to which this form is attached and the Rules of GMCP.

Signed: .....

Date: .....



[www.thethreetunsguilden.co.uk](http://www.thethreetunsguilden.co.uk)