Assets of Community Value (ACV)
Nomination Form

Section 1 – About the property to be nominated

* Name of property	BROOKSIDE STORES, POST OFFICE, UPSTAIRS HAIRDRESSER AND ASSOCIATED OUTSIDE SPACE.
* Address of property	26 BROOKSIDE
	STRETTON ON DUNSMORE
Postcode	CV23 9LY

Property owners name	VIRDI NG LTD		
Address	26 BROOKSIDE		
	STRETTON ON DUNSMORE		
Postcode	CV23 9LY	Tel	03333 202236

Current occupiers name	VIRDI NG LTD

Section 2 – About your community organisation

* Organisations name	STRETTON ON DUNSMORE PARISH COUNCIL		
Title of applicant	PARISH CLERK		
Surname	STEWART		
Position in organisation	PARISH CLERK		
Email address	STRETTONONDUNSMORECLERK@GMAIL.COM		
Address of individual/organisation	3 ORCHARD WAY		
	STRETTON ON DUNSMORE		
Postcode	CV23 9HP	Tel	02476540429

Organisation type (please tick)			
Constituted community/voluntary group		Parish Council	✓
Community interest company		Neighbourhood forum	
Un-constituted community group		Industrial & provident society (community benefit societies)	
Company limited by guarantee number		Charity number	

If you are an un-constituted community group do you have more than 21 members whose names appear on the electoral register? By signing your name here (if submitting by post) or typing it (if submitting by email) you are confirming that the signatories names appear on the electoral register.

If you are an un-constituted community group please supply supporting information that the Group is an unincorporated group which does not distribute any surplus it makes to its members e.g Funds summary

Section 3 – Local connection

If you are not a parish council please explain your local connection to the asset:

Section 4 - * Supporting information

Why do you feel the property/land is an asset of community value? Please supply as much information as possible and ensure that you demonstrate that the asset is or has recently been used for the social interest(s) of the local community:

The shop is a hugely important to Stretton on Dunsmore as it's a focal point for the community. It has a post office which serves not only those who live in Stretton buy also the surrounding villages. During lockdown it was a vital asset for those without transport or who needed to isolate. It worked with the Parish Council to provide a shopping delivery service to the most vulnerable people in the village.
Without the shop, people would have to drive to Ryton or Wolston to pick up their essential items and for those who do not have transport this would be a huge blow. The building is also home to Country Style Hair Salon which is visited weekly by many older people in the village who enjoy being able to walk to their hair appoint then pick up their shopping on the way home.
The shop is important to the community not for its convenient location but also as in integral part of village life as it sells the tickets for the local events such the plays put on by Stage On Stage, the duck race, the raffle for to raise funds for the village hall and it sells maps at Christmas for the school Christmas window trail.
The Parish Council feel very strongly that this building should remain as a shop to ensure Stretton can remain the thriving and inclusive community it is today.

Section 5 – Boundary of property

What do you consider to be the boundary of the property? Please give as much detail as possible and include a plan:

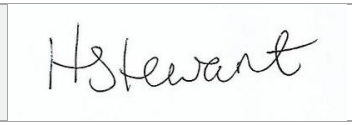
The boundary of the shop is considered to be at the front to where it meets the highway on Brookside. It includes the side of the property where is abuts the neighbouring cottages on either side. It also extends to the upstairs rooms which is rented as a hairdressers currently.

* As per Section 93-94, Part 5, Chapter 3, of the Localism Act 2011, this information will be publicly available.

Section 5 – Attachment checklist

Supporting documents required			
Organisations			
Supporting documents	Parish Council	Un-constituted group	Constituted Community/ Voluntary group
		Industrial & provident society	Community interest company
		Company limited by guarantee	Neighbourhood Forum
			Charity
Group Constitution			√
List of 21 local members			
Site Boundary plan	√	√	√
Charity Number			√(Charity only)
Company limited by guarantee number		√	√
Surplus for the community benefit		√	
Location of organisations activities	√	√	√
Evidence of local connection		√	√
Evidence of agreed nomination through group meeting minutes	√	√	√

Section 4 – Declaration

I can confirm to the best of my knowledge that the information contained in this application is complete and accurate			
Signed		Date	15/06/2023

Please send your application form to The Monitoring Officer
Rugby Borough Council

GOV.UK

Search for land and property information

Title register for:

26 Brookside, Stretton On Dunsmore, Rugby, CV23 9LY (Freehold)

Title number: WK300434

Accessed on 22 March 2023 at 13:58:15

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	WK300434
Registered owners	Virdi NG Ltd 26 Brookside, Stretton On Dunsmore, Rugby CV23 9LY
Last sold for	£755,000 on 29 October 2021

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1986-10-13	WARWICKSHIRE : RUGBY The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 26 Brookside, Stretton On Dunsmore, Rugby (CV23 9LY). NOTE: As to the part tinted blue on the title plan only the ground floor is included in the title.
2		The Conveyance dated 8 August 1946 referred to in the Charges Register contains the following provision:- "Provided always and it is hereby agreed and declared by and between the parties hereto that the Purchasers and their successors in title shall not be entitled to any right of light or air or other right or easement which shall restrict or interfere with the free use for building or other purposes of any adjoining or other land of the Vendor and his successors in title."
3		The land has the benefit of the following rights granted by but is subject to the following exceptions contained in Conveyance of the land in this title dated 30 June 1967 made between (1) Charles Frederick Sturgeon and Amy Kathleen Sturgeon and (2) George Henry Hunter and Barbara Dorothy Hunter and Neville George Roberts:- "EXCEPT AND RESERVING Unto Charlotte Anne Wilcox and her successors in title or other the owner or owners for the time being of the property abutting on the said property rights of support of the adjoining property TOGETHER WITH the right to use in common with all other persons entitled to a like right the yard and passageways shown on the plan hereto indicated by red hatched lines the Purchasers paying a proportionate part of the expense of keeping the said yard and passageways in repair AND TOGETHER ALSO WITH the benefit of and subject to all the rights of way light air

		sewerage and drainage and all other rights and easements or quasi-easements (if any) as now used and enjoyed in common with the property hereby conveyed and the neighbouring or adjoining properties." NOTE: Copy plan filed.
4	1993-12-02	By a Deed dated 8 November 1993 made between (1) Wayne Mark Foster and Angela Rosalind Foster and (2) Andrew John Berkeley Vaile and Susan Mary Vaile the rights to use the yard and passageways granted by the Conveyance dated 30 June 1967 referred to above were released.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2021-11-17	PROPRIETOR: Virdi NG Ltd (Co. Regn. No. 13544987) of 26 Brookside, Stretton On Dunsmore, Rugby CV23 9LY.
2	2021-11-17	The price stated to have been paid on 29 October 2021 was £755,000.
3	2021-11-17	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
1		A Conveyance of the land in this title and other land dated 8 August 1946 made between (1) Frank Borsley Wilcox (Vendor) and (2) Charlotte Anne Wilcox and Tudor Home Made Cakes Limited (Purchasers) contains the following covenants:- "THE Purchasers to the intent and so as to bind (so far as is practicable) the said property hereby conveyed into whosesoever hands the same may come and to benefit and protect the whole of the Vendor's adjoining property or any part or parts thereof but not so as to render the Purchasers personally liable in damages for any breach of covenant committed after they shall have parted with all interest in the said property hereby conveyed in respect of which such breach shall occur hereby covenant with the Vendor that they the Purchasers will not carry on or permit to be carried on upon the said property hereby conveyed or on any part thereof any noisy noxious dangerous or offensive trade or business."
2		Lease dated 26 June 1984 to Patricia Olorenshaw and Karen Coleman for 7 years from 1 November 1983 at the rent of £1,300 per annum.
3	2012-05-03	The land is subject to the easements granted by a Lease dated 4 April 2012 of First Floor, 26 Brookside, Stretton-on-Dunsmore made between (1) John Michael Braithwaite and Vanessa Sheila Braithwaite and (2) Wilson Hairdressing Limited for a term of 6 years from and including 24 January 2012. NOTE 1: A copy of the previous Lease dated 10 October 1997 referred to in the above lease is filed. The Lease dated 30 September 2005 referred to in

STRETTON ON DUNSMORE PARISH COUNCIL
3 ORCHARD WAY
CV23 9HP
TEL: 02476540429
EMAIL:
STRETTONONDUNSMORECLERK@GMAIL.COM
PARISH CLERK – MRS HELEN STEWART

Stretton on Dunsmore
PARISH COUNCIL

MINUTES OF MEETING

Name of Meeting	Ordinary Stretton-on-Dunsmore Parish Council Meeting
Date, Time and Venue of Meeting	Monday 13th March 2023 at 7pm in Knightlow School Hall
Meeting Chair	Cllr Paul Gordon (PG)
Minute Taker	Helen Stewart (HS)
Attendees	Cllr Nicola Haywood (NH), Cllr Warwick Dipple (WD), Cllr Stephen Smyth (SS), Cllr Sarah Gambling (SG), Cllr Gillian Key-Vice (GKV) & Cllr James Bavington (JB)
Apologies	None
Absent	None

Public Forum
No items

Agenda Number	Minute	Actioner	Date for Completion
1.	**Apologies** None.	No Action	
2.	**Declarations of Interest** There was one declarations of interest made:- Cllr Haywood is a School Governor for Knightlow Primary School	No Action	
3.	**Minutes from Last Month's Meeting** The minutes of the meeting on 13th February 2023 were accepted by those present and signed as a true account by Cllr Paul Gordon.	No Action	
4.	**Actions from the minutes** 4a. A schedule of works has been created for the next phase of works to the Platinum Plott. Clerk to ask contractors to tender for the work and share the schedule of works to all members. Councillors to meet contractors on site. 4b. HS to obtain a mobile phone within the agreed budget and arrange with the bank for it to be paid via direct debit each month. 4c.The Coronation plans are forging ahead and the committee are ensuring that the event is inclusive. The screening of the Coronation will be shown in the Village Hall on 6th May for those who wish to watch it in the company of others. The Big Late Lunch will take place on the Village Green from 4pm on 7th May starting with a fancy competition for children. The Coronation concert will be shown on a big screen that evening in the village centre. The Duck Race is then taking place on 8th May – splash off at 2pm. An Empress Tree is suggested – GKV will continue to source and find out indicative costs for the Clerk to pick up with the ordering.	HS HS GKV & HS	15/05/2023 15/05/2023 15/05/2023
5.	**Borough and County Councillors Report** No representation		
6.	**Planning Matters** No matters	No Action	

7.	**Finances** Payments list approved for March 2023. £1057.78 - RBC - Trade Waste and Recycling Bins £88.00 - Village Hall - Coffee Stop Hall Hire £9.76 - E.ON - Power Source £207.81 - HMRC - PAYE £997.47 - Helen Stewart - Salary & Expenses for litter pick £449.63 - MARK COOPER – Handyman £112 – Knightlow School – Room rent	No Action	
8.	**Community Assets** The Parish Council agreed to apply to RBC to add the buildings which currently house The Oak and Black Dog and Brookside Stores to the Asset of Community Value List. Once listed as Assets of Community Value with the Rugby Borough Council, the local community and Parish Council will be informed if they are listed for sale within the five year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset. Once the process is underway the Parish Council will consider if any other buildings should have the same order applied to it.	HS	20/03/2023
9a.	**Fosse Way** The pitch at Fosse Way needs treating and advice has been taken from a local trusted contractor, Robinsons. He has quoted to harrow and reseed the pitch using the grass seed already purchased by the council for use at the Platinum Plott. £1870 was agreed to go ahead.	HS	20/03/2023
9b.	The next meeting for the Fosse Way Working Party was agreed to be virtually on 30th March 7pm.	HS	30/03/2023
10.	**Produce Show** The Produce Show is being revived in September this year and the organisers would like to contribute any profit made to the Parish Council to be used for planting. After speaking the Parish Clerk the organiser feels contributing towards the Coronation Tree or paying for the plaque would be suitable use of the profits. Email flyer to all allotment tenants	HS	15/05/2023
11.	**Street Champions** It was agreed to trial the idea of Street Champions within Stretton. Ideally one or more person from each street in the village would keep in regular contact with the Parish Clerk on matters which are important to that section of village and rely information to neighbours from the Parish Council. The Clerk is to include the information in the Pendulum.	HS	20/03/2023
12.	**Grants** An application was received from Knightlow School for a bike shelter so more children can be encouraged to cycle to school. The amount was for £3216. It was proposed by PG and seconded SS by that the grant should be awarded in full. All members were in favour except GKV who chose to abstain.	No Action	
13.	**Correspondence** None		
14.	**Any Other Business** Election Process – reminder to all members that need a proposer and seconder	No Action	

H.M. LAND REGISTRY

WK300434

ORDNANCE SURVEY PLAN REFERENCE	SP 4072	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY WARWICKSHIRE	DISTRICT RUGBY		© Crown copyright 1984



FILED PLAN
H.M. LAND REGISTRY
11/87