

**Asset of Community Value Nomination – Decision Notice**  
**Bishop's End (aka The Bishop Blaize), Burdrop, Sibford Gower**

**Nominated Property:** Bishop's End (aka The Bishop Blaize), Burdrop, Sibford Gower, Banbury, Oxfordshire OX15 5RQ

**Nominator:** Sibford Gower Parish Council

**Nomination Received:** 21/12/2015

**Decision Date:** 12/02/2016

**CDC Reference:** ACV029

**Nomination**

Cherwell District Council has received a community nomination for **Bishop's End (aka The Bishop Blaize), Burdrop, Sibford Gower** to be added to its register of Assets of Community Value.

**Nominator**

Cherwell District Council is satisfied that Sibford Gower Parish Council is a qualifying body (as defined by regulation 5 of the Assets of Community Value (England) regulations 2012) and as such is entitled to make this nomination.

**Description of Nominated Property**

The nominated property (as shown on the nomination plan) includes the main building, together with its parking area, gardens, outbuildings, and a self-contained holiday letting unit.

**Tests under Section 88(1) and 88(2) of the Localism Act 2011**

Cherwell District Council considers that The Bishop Blaize, when in use as a public house furthered the social wellbeing and social interests of the community, by enabling informal social interaction, and by hosting functions and meetings of local social groups and sporting clubs.

The Bishop Blaize ceased trading as a public house in 2006, therefore its actual current use does not further the social wellbeing or social interests of the local community.

Until it ceased trading in 2006 The Bishop Blaize had been a public house for around 350 years. In this context the 2006 closure is a relatively recent event, therefore the nominated property was furthering the social wellbeing or social interests of the local community within the recent past.



At the time of nomination the property was being marketed, by a commercial agent specialising in licensed properties, as a "17<sup>th</sup> Century Free House". Furthermore, the authorised planning use of the property is as a public house. Given the foregoing, It is realistic to think that there is a time in the next five years when there could be non-ancillary use of Bishop's End/The Bishop Blaize that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.

**Tests under Regulation 3 of the Assets of Community Value (England) Regulations 2012**

Cherwell District Council is satisfied that the nominated property is not a caravan site, nor "operational land" as defined in s.263 of the Town & Country Planning Act 1990.

Cherwell District Council is satisfied that the nominated property is not a residence. The authorised planning use of the property is as a Public House. At the time of the nomination the main part of the property was not in residential use. The self-contained holiday letting unit may have been occupied, but this was an ancillary use in the context of the nominated property as a whole.

**Decision**

Cherwell District Council has determined that the **Bishop's End (aka The Bishop Blaize), Burdrop, Sibford Gower** will be listed as an Asset of Community Value. The owner, nominator, Land Registry, and other parties will be informed accordingly.

Kevin Larner  
Countryside & Communities Manager  
Cherwell District Council  
12/02/2016

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