

**Eden District Council
List of Assets of Community Value**

Reference No:	13
Name of Asset:	The Stagg Inn
Address of Asset:	Dufton, Appleby-in-Westmorland
Applicant:	Westmorland CAMRA Branch
Date of Approval of Nomination:	6 September 2016
Owner of the Land:	M T Johnson and T M Johnson
Community Value of the Land:	See Appendix A
Date of any Notice of an intention to dispose:	
Interim moratorium period ends:	
Moratorium period ends:	
Protected period ends:	
Review of nomination requested:	
Outcome of review:	
Date of Application to bid submitted:	
Outcome of Bid:	
Five year expiry date:	6 September 2021

Section 3 Supporting information for nomination

Any information entered in this section only may be copied and passed onto the owner of the property you are nominating. Definition of an asset of community value can be found in the guidance document.

Why do you feel the property is an asset of community value? Please give as much information as possible and attach any supporting evidence.

CAMRA, the Campaign for Real Ale, is an independent consumer organisation campaigning for real ale, community pubs and consumer rights. CAMRA is a company limited by guarantee, registered in England with company number 1270286. CAMRA's national surplus is not distributed to its members and the individual CAMRA Branch activity where the pub is nominated is wholly or partly applied to the local authority area. The local Westmorland CAMRA Branch submitting this nomination does not distribute any surplus it makes to its members in line with Section 5 of the regulations. The Westmorland CAMRA branch has a local connection as demonstrated by the following activities which are run and funded by the branch within the local authority district:

- The Westmorland CAMRA Branch hosts a beer festival in the local area
- The Branch nominates a local pub of the year in this area
- The Branch presents awards to pubs in the area
- The Branch runs campaigns to save local pubs in the area
- The Branch writes a local newsletter about pubs and campaigns in the area
- The Branch hosts meetings in the Stag Inn pub and the local area

The pub provides the following services which further the social wellbeing and interests of the local community:

- The pub enables local people to enjoy a range of drinks (and food) in a pleasant, convivial atmosphere, which furthers their individual well-being
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- The pub enables local people to meet and socialise in a welcoming environment which, individually, they find rewarding and enjoyable. Such social interaction is also in the interests of the locality as a whole as it encourages community cohesion and a collective sense of well-being.
- New research from Oxford University shows that people who have a 'local' pub are happier, are more satisfied with their life and have a wider network of friends. The research is available at: <http://www.camra.org.uk/pubs-wellbeing>
- Live music events are often hosted at the pub
- The pub hosts advertising for local events
- There is a beer garden attached to the pub which is used and enjoyed by local people
- The pub has a great food menu enjoyed by the local community
- The pub hosts regular quiz nights which bring the community together
- Free wifi is available for customers
- A local beer festival offering a range of local beers is hosted at the pub
- There is free parking available which is accessed by the wider community
- This pub is a member of CAMRA's LocAle scheme, committed to serving locally produced real ales and meeting consumer demands for local produce
- This is the only pub in the village
- The Pub has been included in a tourist or local pub guide
- There is good access for disabled people at the pub
- The pub has special value to local heritage and culture which should be protected; the Stag Inn stands at the heart of the village, overlooking the green. It was brick built in 1703, with solid oak beams. It is a highly valued part of Dufton's heritage and is a always warm and welcoming to the many walkers passing through the village on the Pennine Way. It's an old-fashioned country pub, with a cast-iron range to warm the bar, an open fireplace in the smaller lounge, and a comfortable

dining room providing a wide choice of meals. The Stag is recognised by CAMRA and regularly listed in the Good Beer Guide.

- Meeting spaces are available for local community groups and charities to use, such as the annual shoot meetings, the annual High Cup Nick fell race and Westmorland CAMRA Branch meetings
- The pub provides other important local services to the community such as: free access to a Dart Board; employment opportunities for young people; entertainment for the local community such as regular quiz nights, regular musical events and the annual Dufton Beer Festival
- Any change of use or potential sale of this pub would have devastating consequences on the local community; the Stag Inn is special part of the village heritage and local community, it is the meeting place of numerous groups and also attracts numerous people from surrounding fellside villages including Knock, Murton and Hilton, all of which lack their own village pub

H.M. LAND REGISTRY		TITLE NUMBER CU86994	
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