23/02/2021

Dear Sir Madam

I took over The Plough Public House on 1st July 2020 it had previously been for sale and also advertised in an auction. Previous to selling The Plough it had been rented out unsuccessfully for around a year.
It took me around 3 months to gain the relevant licenses needed for opening The Plough this is normally done within a week, the delay was due to Covid.
The Lincolnshire Police and fire departments would both still have to visit The Plough as the license requires certain things that the previous owners had never done, both the police and fire departments said they would come out once the government stated that pubs could reopen fully.
I have spent several thousand pounds in the hope that we could have opened.
Due to not being able to open since the 1st July 2020 because of the Covid pandemic and not being able to open even with the national guidelines for social distancing due to the size and layout of the pub I have looked at other options.
The Plough currently has planning to turn part of it into holiday lets, which I can only presume was due to the previous owners identifying the Pub was failing as a business. Obviously during this pandemic to try to convert to holidays lets would not generate any extra income as they to have been forced to close, and also because of the costs involved moving the toilets etc. it is not reasonably practicable to convert.
The building is nearly 200 years old and despite my best efforts to maintain and update the interior it now unfortunately requires a new roof on the original part of the building and rerendering outside.
I'm asking for a change of use to a private dwelling, if granted I would look to sell The Plough as I do not have the finances to develop it myself, should the change of use be denied then The Plough would end up being boarded up, I have spoken to a couple of business brokers who deal with selling Public houses but they have all said the same thing, no one is buying Pubs at the moment for obvious reasons i.e. they cannot open.
I am not entitled to any help from the government financially at all and cannot reasonably afford to maintain the premises
I have tried to get a commercial use of the building however having spoken to planning its very limited as to what is allowed. I did have a local businessman who wanted to rent the building, however due to his business manufacturing as a one-man operation I was told manufacturing wasn't allowed.
I've also asked Calor gas if I could become a distributer for their product however they are currently not taking on any new business.
In March the Plough would have been closed for a year.
This is a very unfortunate situation and certainly one that I didn't wish for.

Regards
Ian Osborn