

FORESEEABLE MATERIAL CHANGES

Pub Name: Knot Inn (202922)

Pub Address: Station Road, Rushton Spencer, SK11 0QU

Comments made by John Auld, Punch Development Manager

I confirm that I have discussed with all relevant Punch Representatives (noted below) regarding known foreseeable changes in relation to the above named pub and that the information provided is accurate to the best of my knowledge

Name of Punch Representative & Job Title

David Whittaker, Regional Valuation Surveyor, Gary Wild Estates Development Manager, Neil Findlay Estates Development Manager, Carl Traill Regional Operations Director, Neil Lycett Punch Development Manager

Area of Change	Known foreseeable change	How the change might influence cost & trading environment of the named pub
<p>Commercial Is an employer opening or closing buildings? Is an employer making redundancies/expanding the business? Has a football team been promoted or demoted?</p>	<p>There are no major employers with significant opening and closing strategies locally. There is no major football team close by</p>	<p>No Effect</p>
<p>Competitors Are there new competitors that are opening up or closing down including Punch pubs? are they due to have a refurbishment?</p>	<p>Queens – Mercury. There is land being sold at the side of the pub for housing Royal Oak – Mercury. Planning application for land at the rear of the site Rushton Inn is up for sale</p>	<p>Queens – less trading area for competition, limited impact on knot but may drive some trade to it Royal oak – less trading area which could drive trade Free house pricing but not enough land to compete with garden space at Knot</p>
<p>Residential What new housing estates are being built? Is there any form of regeneration in the area and if so what?</p>	<p>No plans in the public domain</p>	<p>Not applicable</p>
<p>Environmental are there any flood defence works in the area? Are new roads being built/extended closed?</p>	<p>Nothing that is in the public domain</p>	<p>Not applicable</p>
<p>Other</p>	<p>Nothing</p>	<p>Not Applicable</p>

