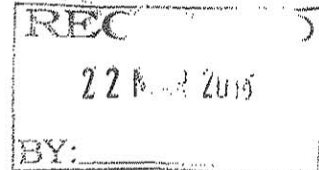


# FREETHS



Direct dial: +44 (0)845 271 6754  
Direct fax: +44 (0)845 271 6705  
Switchboard: +44 (0)1908 668555  
Email: peter.holden@freeths.co.uk

Isle of Wight Council  
County Hall  
Newport  
Isle of Wight  
PO30 1UD

18 March 2016

Our Ref: PAH/6003/60000693/126/HW

Dear Sirs

SPORTSMAN'S REST, MAIN ROAD, PORCHFIELD, NEWPORT, ISLE OF WIGHT, PO30 4LP  
LAND CHARGES REFERENCE NO: PF153375

We act for Red Oak Taverns Limited which is the registered proprietor of the Sportsmans Rest, Main Road, Newport, Isle of Wight, PO30 4LP and which is shown edged red on the plan attached to this letter.

The Sportsman Rest Public House has been listed as an asset of community value following a nomination by Calbourne Parish Council on 3 March 2015 and which is now registered as a land charge under reference number PF153375.

Red Oak Taverns Limited hereby gives the Isle of Wight Council notice of Red Oak Taverns Limited's wish to enter into a relevant disposal of the Sportsmans Rest Public House. The intention is to sell the freehold interest in the property with vacant possession to Questmap Limited of c/o Drivers Wharf Surplus at Suppliers Drivers Wharf, Northam Road, Southampton, Hampshire, SO14 0PF. This notice is given to you under and pursuant to section 95 of the Localism Act 2011. It would be appreciated for record purposes if you would acknowledge receipt of this notice. This notice is sent on Friday 18 March 2016 and it is expected that it will be delivered to the Council on Monday 21 March 2016. Accordingly the interim moratorium period under section 95(6) Localism Act 2011 expires on 2 May 2016.

For information we attach a notice from Questmap Limited trading as Havenbrae Leisure dated 14 March 2016 and it will be noted from that statement the intention on their part is that the Sportsmans Rest is to reopen as a public house.

**Following our office move on 20 July 2015, please note our new address details below**

Freeths LLP is a limited liability partnership, registered in England and Wales, partnership number OC304688. Registered Office: Cumberland Court, 80 Mount Street, Nottingham NG1 6HH.  
Authorised and regulated by the Solicitors Regulation Authority. A full list of the members of Freeths LLP is available for inspection at the registered office.

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# FREETHS

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Yours faithfully

A handwritten signature in cursive script that reads "Freeths LLP".

Freeths LLP  
Please respond by e-mail where possible

ENC.

# Havenbrae Leisure

Drivers Wharf, Northam Rd, Southampton, Hampshire SO14 0PF

14/03/2016

Havenbrae leisure is a small but ambitious pub company run by Peter Harding & Andrew Madsen. Peter has been successful businessman for many years and Andrew has run pubs and restaurants for the last 30 years winning many awards in the process.

We seek to purchase public houses and continue to run them as such. Our preferred market are wet lead properties with real ales, ciders, pies & a real fire in mind.

At the moment our portfolio of pubs are.

The Pig & Whistle, Shirley Southampton  
The Ship, Woolston Southampton  
The Red Lion, Milford Upon Sea  
Totton Football Club  
The Dorchester, Bevis Valley, Southampton  
129 High St Southampton, previously Fogo Goucho

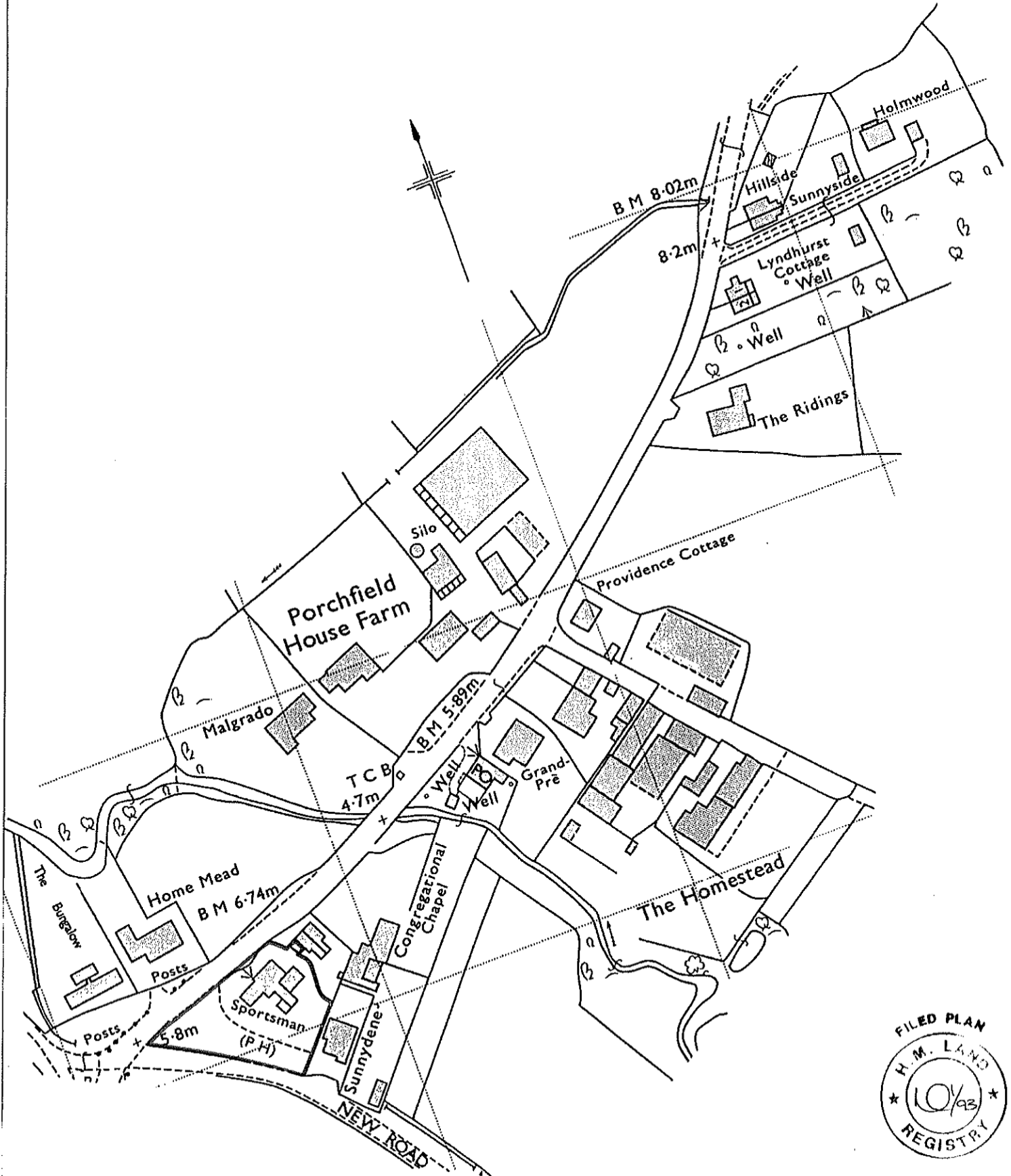
Our intention with the Sportsmans Rest is to reopen the property and continue to help this business become successful again. We see this business attracting not only locals but walkers, cyclists and tourists. With the help for the local community we can turn the fortunes of the pub around.

Many thanks for your time,

Andrew Madsen, Havenbrae.

07769695697 / madsen69@hotmail.com

<b>H.M. LAND REGISTRY</b>		TITLE NUMBER	
		<b>IW 29874</b>	
ORDNANCE SURVEY PLAN REFERENCE	SZ 4491	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY ISLE OF WIGHT	DISTRICT SOUTH WIGHT	© Crown copyright 1985	



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 29 February 2016 shows the state of this title plan on 29 February 2016 at 14:27:28. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the Land Registry, Weymouth Office .

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