



Three Horse Shoes
Langley Marsh, Wiveliscombe, Somerset
Telephone: (01984) 623763

UNDER NEW OWNERSHIP
Mark and Julia look forward to welcoming customers old and new to the Three Horse Shoes where the excellent quality and high standards will still remain



Three Horseshoes under new management

THE ownership of The Three Horseshoes in Langley Marsh has now passed from John and Marella Hopkins, who have been behind the bar for the last 20 years.

Mark and Julia Fewlass have made the move west from village life in Buckinghamshire. Along with their children Georgia and Harry, they have been searching for a business that they could enjoy as a family.

Mark has spent much of the last few years travelling extensively, working in sales to both the professional hair-dressing trade and the brewing industry, and they decided it was time to enjoy more of a family life.

Julia has been keeping the family organised since the arrival of the children, although previously had a career as a project manager in the banking industry.

After an extensive search for a suitable business, they decided that Wiveliscombe, with its close proximity to the sea, would be ideal. Mark is originally from Anglesey, and really wanted to head west again.


They have been looking for somewhere where the business could be a key part of the community, something that they put great value on.

Immediate plans are to settle in to the pub, get to know the community, and learn the business. There are no plans to make big changes, as they chose the pub on the basis of its traditional values and great food.

In fact, they intend to continue keeping Marella busy in the kitchen for as long as possible.

John and Marella will be remaining in Langley Marsh and will help guide Mark and Julia in the finer points of pub management.

They would like to extend a hearty thanks to all who have helped support the pub over the last 20 years, and Mark and Julia would like to extend a warm and hearty welcome to customers old and new.



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Wivey's next housing development - is this your chance?

FOLLOWING the successful completion and occupation of the bungalows for the elderly of Wiveliscombe on the Tuckers Meadow estate, Magna Housing Association is moving rapidly towards a January start for its next development.

In October the planned housing opposite Allenslade Flats was put out to tender, anticipating the start on site in January. The development will be for local people and will consist of:

a) 13 dwellings to rent - one bungalow for a disabled person or family, four one-bedroom flats and eight houses with two or three bedrooms.

b) Seven houses for sale on a part rent/ part buy basis, where a share of the property is purchased, in this case 40 per cent, and a discounted rent is paid to the landlord on the remaining share. Owners are able to purchase further shares in the property at a later date.

Renting: Anyone who lives or works in Wiveliscombe, or who has long term connections with the town and nearby villages, and is interested in renting one of these properties, must register with Taunton Deane.

Forms for this can be obtained from Deane House or the Wiveliscombe Community Office. Taunton Deane will make the nominations to Magna for the 13 rented properties as they did for Tucker's Meadow.

Part Rent/ Part Buy: Anyone interested in the part rent/part buy properties has to register with HOME2OWN, a new body for the South West, set up recently by the Government as a one stop shop to help:

- First time buyers.
- Those without the resources to buy a suitable home on the open market.
- Those with sufficient resources to afford to buy and sustain low cost home ownership.

To be registered any applicant must also be able

to demonstrate a local connection with the town.

If you are a Key Worker defined as "any public sector employee delivering an essential public service" this could help your application.

To register your interest in purchasing a home apply on line at info@home2own.org.uk or phone 01803 217600 for guidance notes and an application form. Their website is at www.home2own.org.uk

There is a supply of pamphlets about 'home2own' in Wiveliscombe House.

Finally, the author of this article will be on duty in Wiveliscombe House from 10am to 12 noon on Saturday December 2nd and 9th with preliminary plans of the Allenslade site and a copy of the application form.

If you think either option could meet your needs you will be very welcome to drop in for a chat. Magna are anxious to identify potential owners as soon as the building starts.

B.C.

Congratulations at Wilkie May and Tuckwood

CHARTERED surveyor Nicholas Evans is pictured above presenting Bruce Keay, the proprietor of the Wiveliscombe office of Wilkie May and Tuckwood, with his Diploma in Surveying, on behalf of the College of Estate Management in Reading.

Bruce Keay said: "I'm delighted to have achieved this qualification, with Nick as my mentor, in addition to my Certificate of Practice in Estate Agency."

"The Government's planned introduction of Home Sellers Packs in June 2007 will change the way residential property is bought and sold in England and Wales."

"More information will be made available up front to help prospective purchasers make informed decisions. Buyers and sellers will need advice to guide them through this process and analyse the information



provided.

"Some of that information will be legal documentation, but part of it will be a "pre-sale survey" or Home Condition Report (currently optional) and an Energy Performance Certificate."

"Only qualified Home Inspectors and qualified Surveyors will be able to provide vendors and pur-

chasers with this information and I have been working towards this goal for three years".

Any queries relating to Home Information Packs can be made at the office of Wilkie May and Tuckwood on the High Street or on 01984 623023 or by email to wmt@wiveliscombe.fsbusiness.co.uk

Wiveliscombe Post Office - Christmas 2006

AS usual we will be opening for longer hours on some Saturdays in December, they are 2nd, 9th, 16th & 23rd (8.00 to 13.00 instead of 9.00 to 12.30).

When posting urgent items of mail don't forget that the last collection from Wiveliscombe on weekdays is now at 16.45 and items to go by Special Delivery need to be in at least 15 minutes before that. The latest acceptance time for Parcelforce guaranteed services is 15.00.

On Saturdays the time of the collection is 10.45. There is a collection from the letter-box only at 10.15 on Sundays.

The Post Office has recently revised and simplified its range of shopping and activity gift vouchers, these could make good Christmas presents.

The revised vouchers are available for a wide range of shops and attractions; they are printed with the name of the company

that they can be redeemed at and the value at the time of purchase. There is a fee of £1.50 for any number of vouchers purchased at the same time.

To help spread the cost of the festive season there are the Post Office Credit Card and Post Office Personal Loans, both having very competitive interest rates and a good range of features. For details of these and other Post Office products and services pick up a leaflet from your local office.

At Wiveliscombe Post office we stock a wide range of greetings cards including Christmas cards featuring local views; we also sell essential packaging materials such as bubble wrap, brown paper and padded envelopes.

This year we have produced something new in the shape of the 10 Parishes Calendar featuring scenes from all of the 10 Parishes. The calendar is A4 format and therefore small enough to be posted as a 'large letter'.