

## Pub is the Hub Case Study

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### The Packhorse Inn, Moulton, Newmarket, Suffolk CB8 8SP



#### BACKGROUND

Moulton is located 2.5 miles south of Newmarket with a population of 1090. The Packhorse (originally the Kings Head) was a brewery owned tenancy and over the years had been neglected and become very run down. It is the only pub in the village. It was purchased by Philip Turner (Chestnut Inns) in early 2012 and after a quick redecoration was open for trading early June of that year. It was closed in May 2013 for 5 months of refurbishment. The new name 'Packhorse' has been taken from the 15<sup>th</sup> Century Bridge which is adjacent to the pub and spans the river Kennet.

Fully open in October 2013 the Packhorse now offers a blended definition of pub, hotel and restaurant achieving the best of all three. The complete renovation of the premises includes new B&B accommodation; all rooms are en-suite and finished to a very high standard.

#### PROJECT SUMMARY

A new function room for community activities has been created to accommodate meetings, lunches and a film Club etc. Within the function room is a drop down screen suitable for a variety of private and business uses. There is a large outside drinking area and car park, which together with a total makeover of the exterior, makes the Packhorse attractive to both local and drive- to customers alike. To service these new facilities, new kitchens, bar servery and toilets have been created.

#### OUTCOMES

The function room is being used to host meetings for the local W.I group and provides a venue for local business and the village. Community employment has been created for local people. Meat and dairy produce is being sourced from local farmers and suppliers in the village and although there is a coffee shop attached to the village store the Packhorse is complementing this facility rather than taking from it.

Total project costs (Function Room) £14,060:  
Applicant contribution - £10,060  
Pub is The Hub Grant - £4,000

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