



North Warwickshire
Borough Council

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This matter is being dealt with by
: Sue Wilson

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Your ref :

Our ref : CA1/24

Fillongley Parish Council
By Email only

Date : 26/11/2024

Dear Parish Council

The Cottage Inn, Fillongley as an Asset of Community Value

Under Section 95(2) of the Localism Act the owner of the above property has notified the Borough Council that they intend to dispose of the premises. This notification was received on Friday 22nd November and there will now be a 6-week interim moratorium period, until 3rd January 2025

This 6-week period will allow community interest groups to make a written request to be treated as a potential bidder for the premises. If none do so in this period, then the Owner is free to sell the asset at the end of the 6 weeks.

If there is a request from a community interest group in accordance with the Regulations, then there will be a full 6-month moratorium (this will be up to 22nd May 2025). The owner may negotiate a sale within this period but may not exchange contracts or enter a binding contract that they may enter into at a later date. The only exception is the owner may sell to a community interest group within the 6-month period.

After the moratorium period the owner is free to sell to whoever they choose at whatever price and no further moratorium will apply for the remainder of a protected period lasting 18 months.

Bids

Any bids should be sent to communityassets@northwarks.gov.uk

Who can bid?

To make a bid the group or organisation must satisfy the regulations that they are an appropriate body. Only community interest groups meeting the Government's criteria can bid to buy a community asset. Not all groups that are eligible to nominate are also eligible to bid. The following organisations are eligible to bid:

- Parish councils
- Charities
- Community interest companies

Or, one of the following, provided it does not distribute any surplus it makes to its members, and any surplus it makes are wholly, or partly, applied for the benefit of the administrative area of North Warwickshire Borough Council, or one of our neighbouring authorities:

- A company limited by guarantee.
- An industrial and provident society.

In addition, a bid body must have a local connection, which means that its activities are wholly or partly concerned with the administrative area of North Warwickshire Borough Council, or one of our neighbouring authorities.

Please do not hesitate to contact me if you have any queries.

Yours sincerely

Sue Wilson

Sue Wilson
Forward Planning Team