

AYLESBURY VALE DISTRICT COUNCIL

Legal & Estates Services

Please ask for: Harriet Siggers
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Our Ref: PR126/7
Your Ref:



8 July 2014

Nick Osgerby
Parish Clerk
Thorlands Cottage
2a St Michaels Way
Steeple Claydon
Bucks. MK18 2QD

BY FIRST CLASS POST

Dear Nick Osgerby

**Re: The Phoenix Public House, Steeple Claydon
Nomination for registering as an asset of community value**

I refer to the above application received by this Council on 13 May 2014 and write to confirm that the nomination has resulted in the listing of the above property as an asset of community value. I enclose a copy of the Decision Notice by way of confirmation.

The property will now be added to the Register of Assets of Community Value maintained by the Council pursuant to the provisions of S87 of the Act.

The Council will also make an application to the Land Registry for a restriction in the appropriate form to be noted on the registered title of the property, in order to prevent the property being sold without compliance with the provisions of the Act.

If the property is placed on the market this triggers the Interim Moratorium Period which is the 6 week period during which time Community Interest Groups with a local connection, may register an expression of interest to purchasing the property.

If a Community Interest Group expresses an interest to bid for the property then the full six-month moratorium period will come into operation. The full moratorium period gives the Community Interest Group time to arrange finance for the potential purchase. During the full moratorium period the owner can continue to market the property and enter into negotiations with interested purchasers but the owner can not exchange contracts for sale with anyone other than a Community Interest Group, until after the six month period has expired.

If you require more details about the process please refer to the Council's web-page on Community Right to Bid <http://www.aylesburyvaledc.gov.uk/community-living/community-right-to-bid/>

Alternatively The Secretary of State can offer advice and assistance to any Community Interest Groups considering or involved in bidding for property that is an Asset of Community Value.

<http://mycommunityrights.org.uk/advice-service/>

Yours sincerely

Harriet Siggers
Legal Assistant
Property Team