

27th June 2017

Alan Butcher
The Parish Clerk
East Harptree Parish Council
Priddy Green House
Priddy
Wells
BA5 3BE

Dear Alan,

**Re: Nomination of the Waldegrave Arms Public House, Church Lane, East Harptree BS40 6BD
as an Asset of Community Value**

Please see the attached Notice under Section 91 of the Localism Act 2011.

Owners of assets which are listed cannot dispose of them without:

- letting the local authority know that they intend to sell the asset or grant a lease of more than 25 years
- waiting until the end of a six week 'interim moratorium' period if B&NES Council does **not** receive a request from a community interest group to be treated as a potential bidder
- waiting until the end of a six month 'full moratorium' period if B&NES Council **does** receive a request from a community interest group to be treated as a potential bidder (in the first six weeks).

The owner of the property does not have to sell the asset to the community interest group. There is also a 'protected period' (18 months from the time that the owner notified the local authority of their intention to dispose of the asset) – during this time there can be no further moratoriums on sale and the owner is free to dispose of the property as they see fit. Assets which are listed will be removed from the list after 5 years.

Yours sincerely,

Mark Hayward
Business Support Manager
Bath & North East Somerset Council

assets@bathnes.gov.uk
01225 396975