

Your Ref:
Our Ref: 26/00005/ACV



Holcombe Rogus Parish Council
c/o 45 Twitchen
Holcombe Rogus
Devon
TA21 0PT

Contact: Pete Whateley
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6.10.26

**Localism Act 2011 – Community Right to Bid - The Assets of Community Value (England) Regulations 2012 reference 26/00005/ACV
Prince of Wales Inn, Holcombe Rogus, TA21 0PN**

Notice under section 95(2) of the Localism Act 2011 has been received in respect of the above property/land

We have received notification of the owner's intention to dispose of the above asset. The start of the six week interim moratorium is 5th October 2026 ending on **16th November 2026**. Unless an exemption applies the owner/s will now only be able to dispose of the asset after the specified window of time has expired.

Please make a written request if you wish to be treated as a potential bidder during the interim moratorium period (above) and we will let the owner/s know that the request has been received.

Please confirm safe receipt of this email as soon as possible. Thank you.

Moratorium procedure:

The first window is a period of 6 weeks, i.e. the Interim Moratorium period as above. This time allows community interest groups to express an interest in bidding for the asset. If a written request is received by a valid community interest group, the moratorium period will be extended to be 6 months in total. If no request is received, the moratorium will end after the initial 6 weeks and the owner will be able to sell to whomever he/she chooses.

The full moratorium of 6 months (if activated) is designed to give local community groups time to raise the funds to purchase the asset. During this period the owners are allowed to market the property and negotiate sales, but they cannot exchange contracts or enter into a binding contract to do so later. The only exception to this is that they may sell to a community interest group during the moratorium period. There is no community right to *buy* the asset, just to *bid*. This means that the local community

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bid may not be the successful one. The owner/s can, at the end of the moratorium, sell to whomever they choose and at whatever price.

Following the moratorium period they will be free to sell to whomever they choose and no further moratorium will apply for the remainder of a protected period lasting 18 months (running from the same start date of when the owner notified the local authority of wishing to sell).

Please note that if the owner/s have incurred loss or expense as a result of the asset being listed they have a right to claim compensation for this loss/expense.

Yours sincerely

Pete Whateley

Pete Whateley
Senior Land Charges Officer