



UTTLESFORD DISTRICT COUNCIL

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Ms Kate Rixson
Clerk to the Parish Council
6 The Maltings
Broxted
Dunmow
CM6 2EJ

29th May 2025

Dear Ms Kate Rixson,

Notification of Intention to Sell – Prince of Wales Public House and Car Park

The above property is listed as an Asset of Community Value (**Ref no.UTT/24/1494/ACV**).

I wish to inform you that on **22 May 2025** the Council received notification under Section 95(1) of the Localism Act 2011 that the current owner is selling the property (Prince of Wales Public House and Car Park.)

The Council are writing to you as the nominating group informing you of the notification to sell and the relevant moratorium periods.

The **interim moratorium period** (6 weeks) ends on **10th July 2025**. During the interim moratorium period a community interest group may request in writing to be treated as a potential bidder for the asset; this will bring the full moratorium period into force. A community interest group must have one or more of the following structures:

- (a) A charity
- (b) A community interest company
- (c) A company limited by guarantee that is non-profit distributing
- (d) An industrial and provident society that is non-profit distributing (these groups will be renamed as community benefit societies by the Co-operative and Community Benefit Societies and Credit Unions Act 2010 when the relevant provisions come into force).

If Uttlesford District Council has not received any written interests from community groups during this time the owner is free to sell their asset after this date.

If there are requests from community groups during the interim moratorium period, then the owner may continue to market and negotiate sales but may not exchange contracts (or enter into a binding contract to do so later) until **the end of the full moratorium period** (6 months) which is **29th November 2025**. After this date the owner is free to sell to whomever they choose and at what price. The owner may however sell to the community interest group during the moratorium period.

Yours sincerely
Demetria Macdonald

