



Clerk to Biggin Parish Council
Georgina Ashton
Granstable House
Biggin Lane
Little Fenton
Leeds
LS25 6HQ

Claire Wilson
Devolution & Community Rights Officer
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Local Engagement
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Our Ref: NYCACV0042

Date: 15 October 2025

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georginaashton@outlook.com

Dear Georgina Ashton

The Blacksmiths Arms, Oxmoor Lane, Biggin, LS25 6HJ
Listed Asset of Community Value: Notification of Full Moratorium

I refer to previous correspondence about **The Blacksmiths Arms, Oxmoor Lane, Biggin, LS25 6HJ**, regarding commencement of an Interim Moratorium Period running from 5 September 2025 and ending at midnight on 16 October 2025 (6 weeks). On 15 October 2025 North Yorkshire Council received your written request to be treated as a potential bidder for the property from Biggin Parish Council. As a written request has been received from an eligible Community Interest Group within the Interim Moratorium Period the Full Moratorium Period will now be brought into force.

The Full Moratorium Period will operate for 6 months from the date the council was informed of an intention to dispose, 5 September 2025, ending at midnight on 4 March 2026, and gives local community interest groups the opportunity to put an offer together and place a bid. During this period the owner may continue to market and negotiate sales but may not exchange contracts (or enter into a binding contract to do so later). There is one exception where the property may be sold to a Community Interest Group during the moratorium period.

If a bid is received the owner may choose to accept or decline the offer. Once the Full 6-month Moratorium Period has ended, they are free to sell to whomever they choose and at whatever price and no further moratorium will apply for the remainder of a protected period lasting 18 months from the date the council was informed of the intention to dispose. The protected period would remain in place until midnight on 4 March 2027.

Yours Sincerely,

OFFICIAL



Claire Wilson

Devolution & Community Rights Officer

Email: assetsofcommunityvalue.NYC@northyorks.gov.uk

By email