



Clerk to Biggin Parish Council
Georgina Ashton
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LS25 6HQ

Our Ref: NYCACV0042
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Dear Georgina Ashton

The Blacksmiths Arms, Oxmoor Lane, Biggin, LS25 6HJ

Listed Asset of Community Value: Notification of Intent to Dispose

I am writing about a property that Biggin Parish Council nominated as an Asset of Community Value. As you are aware this was recently listed as an Asset of Community Value - [The Blacksmiths Arms | North Yorkshire Council](#). I refer to previous correspondence from Warren Davies. The Local Authority has received notification from the owner of their intent to dispose of the asset. As such, a six-week moratorium has been initiated from 5 September 2025 and ending at midnight on 16 October 2025.

If there has been no written request to be treated as a potential bidder from a valid community interest group in this initial period of time, then the owner will be able to sell the asset to whoever they choose for the remainder of a protected period.

The definition of a relevant Community Interest Group is set out in Regulations 5 and 12 of The Assets of Community Value (England) Regulations 2012 (<http://www.legislation.gov.uk/ukdsi/2012/9780111526293>).

Further advice is contained in the document "Community Right to Bid: Non-Statutory advice note for Local Authorities

([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/14880/Community Right to Bid - Non-statutory advice note for local authorities.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/14880/Community_Right_to_Bid_-_Non-statutory_advice_note_for_local_authorities.pdf))

If a local community interest group makes a written request to the Local Authority during the interim moratorium period to be treated as a potential bidder, the owner may not dispose of their asset during the full 6-month moratorium period (except as permitted by the Regulations).

At the end of the 6-month moratorium period, the owner retains the usual rights to dispose of its asset for the remainder of a protected period. The 6-month period in this case (if triggered) would expire at midnight on 4 March 2026. The protected period would remain in place until midnight on 4 March 2027.

Any community group wishing to express an interest about being considered a potential bidder should contact assetsofcommunityvalue.NYC@northyorks.gov.uk, expressions of interests are to be made no later than midnight on 16 October 2025.

Yours Sincerely,



Charlotte Large

Devolution & Community Rights Officer

Email: assetsofcommunityvalue.NYC@northyorks.gov.uk

By email