



North Warwickshire
Borough Council

The Cottage Inn, Fillongley as a Community Asset

The owner of The Cottage Inn has informed the Borough Council that they plan to sell the above property.

This notice was received on Friday, 22nd November 2024.

There is now a 6-week interim moratorium period (until 3rd January 2025), during which community groups can express, in writing, an interest in being considered as a potential bidder to buy the property.

If no community group expresses an interest during this period, the owner can sell the property at the end of the 6 weeks.

However, if a community group does show interest, a 6-month delay (moratorium) will be put in place, lasting until 22nd May 2025. During this time, the owner can negotiate the sale, but cannot finalise the sale unless it's with a community group. The owner can only sell to a community group during the moratorium.

After these 6 months, the owner is free to sell to anyone and at any price, with no further delays applying for the remaining 18 months of protection.

How to Submit a Bid

Bids must be sent in writing to the council at communityassets@northwarks.gov.uk.

Who can bid?

The group must meet certain requirements to be eligible to bid. Eligible groups include:

- Parish councils
- Charities
- Community interest companies
- Companies or societies that don't distribute profits to members and operate for the benefit of North Warwickshire or neighbouring areas.

Additionally, the group must be connected to the local area, meaning their activities should involve North Warwickshire or its neighbouring areas.

Contact the Forward Planning Team at NWBC if you have any queries on 01827 719499 or email planningpolicy@northwarks.gov.uk