

Community Right to Bid Moratorium Notice Ref:CR2B 0134

The Queens Building (The Queens Hotel), Oswald Road, Oswestry, SY11 1RB

This property is designated an Asset of Community Value, under the Localism Act 2011, following a successful nomination by Oswestry Community Action , Qube

In accordance with the requirements of Section 95 of the Localism Act 2011, Shropshire Council has received notification from the current owner that the above asset is to be disposed of through a sale of the freehold. The date for this purpose is 23 September 2020

This has set in place the following moratorium timescales on the sale of the asset:

Moratorium	End Dates	Description
Interim Moratorium (6 weeks)	04 November 2020	During this period a valid community group may request in writing to Shropshire Council, to be treated as a potential bidder to purchase the above asset. If no written request is received prior to the end of the Interim Moratorium as shown, the owner is free to sell the asset on the open market.
Full Moratorium (6 months from notification of sale)	23 March 2021	If a written request to be treated as a potential bidder is received from a valid community group within the interim period (as above), the full moratorium period of 6 months will be enforced. The asset owner will not be permitted to sell the asset, unless to a valid community group or through an exempt form of disposal, during this 6 month period. After this moratorium period the owner is free to sell the asset on the open market.
Protection Period	23 March 2022	Following the moratorium period above (whether 6 weeks, or the full 6 months), no further moratorium will be enforced on the sale of the asset for an 18 month protection period (from the date of notification). Therefore if the asset has remained unsold by the date shown, a second moratorium period will be enforced.

Valid community groups that can write to express an interest in being a potential bidder for the asset are:

- a Parish Council in whose area the asset lies or,
- any incorporated community group which meets these definitions:
 - It has a local connection, meaning that its activities partly or wholly occur in the local area
 - It is a charity, a company limited by guarantee, a Community Interest Company or an Industrial and Provident Society or Community Benefit Society.

If you would like to be treated as a potential bidder for the asset named above, and use the Community Right to Bid, please write to: Strategic Asset Manager, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND or email CommunityRight@shropshire.gov.uk by **04 November 2020**

Please note: Any written request to be treated as a potential bidder cannot be treated as confidential and may be made publicly available at the Council's offices and on the website. Any personal information will be held securely by Shropshire Council for the above purpose, in accordance with the Data Protection Legislation.