

Mel Taylor,
Parish Clerk, Sherfield English Parish Council,
The Pavilion,
Sherfield English Recreation Ground, Steplake
Lane,
Sherfield English,
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SO51 6FP

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Your ref:
Our ref:
Date: 20 August 2026

Dear Mel Taylor

**COMMUNITY RIGHT TO BID (ASSET OF COMMUNITY VALUE)- HATCHETT INN,
SHERFIELD ENGLISH, SO51 6FP**

DATE OF NOMINATION AS ASSET OF COMMUNITY VALUE: 8 July 2026

I confirm that the nomination from you on behalf of Sherfield English Parish Council of the above site as an Asset of Community value pursuant to the Community Right To Bid legislation has been accepted and the nominated asset was added to the List of Assets of Community Value on **20 August 2026**).

A copy of the List of Assets of Community Value can be viewed on the Council's website at:

<https://www.testvalley.gov.uk/communityandleisure/communities/workingwithcommunities/community-rights/crtb>

or by arrangement with the Director of Legal and Democratic Services.

As a result of the listing, the Owner must not enter into a relevant disposal of the land unless:

- a. the Owner first notifies the Director of Legal and Democratic Services in writing of the intention to enter into a relevant disposal;
- b. Upon receipt of the written notice of intention to enter into a relevant disposal, the Council must then inform you, as the relevant community group or other nominating body. The parish council **or another * eligible community interest group *** within the definition set out in the relevant legislation will then have 6 weeks from the date of receipt of the written notice to request that it be considered as a potential bidder. There can be no disposal during the 6 week interim moratorium period.

*** NOTE: the list of groups which can be an “eligible community interest group” is MORE RESTRICTED than the list of those groups that can nominate an asset to be listed. SEE THE ANNEXE TO THIS LETTER FOR MORE DETAILS.**

- c. In the event that the Council does not receive a request from the parish council or an eligible community interest group to be treated as potential bidder before the expiry of the interim moratorium period, the Owner may disposal of the asset.
- d. In the event that the parish council or an eligible community interest group **does** make a written request to be considered as a potential bidder, the full moratorium period of 6 months is engaged. The 6 months runs from the date on which the Owner first notified the Council of the intention to make a relevant disposal. There can be no relevant disposal before that moratorium period has expired, but there is no requirement that the owner shall necessarily sell to you or a community interest group, either during or at the end of that period.

A DISPOSAL OF LAND IS INEFFECTIVE IF IT CONTRAVENES THE LOCALISM ACT S95 (1) UNLESS THE PERSON MAKING THE DISPOSAL DID NOT KNOW OF THE LISTING AT THE TIME THE DISPOSAL WAS ENTERED INTO OR WHERE THE DISPOSAL IS AN EXEMPT DISPOSAL.

The listed asset will be registered both as a local land charge and as a restriction on the title of the site at the Land Registry.

Review and Compensation

Should the Owner dispute the listing s/he may request a review.

A request for review must be made before the expiry of 8 weeks from the date on notice is given notice of the listing.

The Owner is entitled to claim compensation from the Council of such amount as the Council may determine for loss and expense as a consequence of the listing of the land. Such a claim must be made within 13 weeks of the date on which the loss or expense was incurred.

In the event that you have any questions as to the procedure relevant to the Community Right To Bid or the review process please contact me further.

Yours faithfully,

PP Director of Legal & Democratic Service

Annex

To be eligible as a Community Interest Group (and therefore submit a request to be a potential bidder and extend the moratorium period to the full six months moratorium period), a group must be one of the following:-

- a charity;
- a company limited by guarantee which does not distribute any surplus it makes to its
- members;
- a co-operative or community benefit society which does not distribute any surplus it makes to its members;
- a community interest company; or
- the parish council of the parish in which the site is situated.

Other than the parish council, a body listed above must also have a “local connection” with Test Valley Borough. This means it must operate wholly or mainly within the Borough, or within the area of a neighbouring local authority (see Regulation 4 of the Asset of Community Value Regulations 2012).