



Property Assets
Swindon Borough Council
Civic Offices
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Swindon
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The Clerk
Chiseldon Parish Council
The Old Chapel
Butts Road
Chiseldon
Wiltshire
SN4 0NW

Ref: ACV/Calley Arms
Date: 6 March 2025

Dear Sir/Madam,

Asset of Community Value (ACV) – CALLEY ARMS, Broome Manor Lane, Hodson SN4 0QG

Swindon Borough Council have been served with a notice under Section 95 (2) Localism Act 2011 by the owners of the above property advising of its wish to enter into a disposal of the freehold of the property.

Once a local authority has received notice under section 95(2) that the owner of land listed as an ACV wants to dispose of it, a community interest group may make a written request to the local authority to be treated as a potential bidder in relation to that land. The local authority must, as soon as practicable after receiving this request update its ACV list (Adding details of requests to be treated as a bidder) and either pass on the request to the owner of the land or inform them of the details of the request (section 98, LA 2011).

A "community interest group" is defined in regulation 12 of the ACV Regulations 2012 (Community interest group).

It is important to note that after having requested to be treated as a potential bidder:

- There is no obligation for the community interest group to make an offer or to buy or acquire any interest in the land.
- There is no right for the community interest group to buy or acquire any interest in the land.
- There is no obligation on the land owner to dispose of the land to the community interest group on any terms.

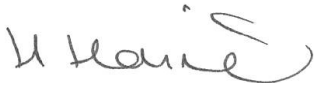
If the community interest group can make an attractive enough bid for the land, the moratorium periods are intended to give the group enough time to arrange finance and to proceed with the deal.

Please also find some useful information on the following website www.mycommunity.org

The dates in relation to this are the 14 April 2025 when the initial moratorium period resulting from the Notice will end. Should it then be required, the full moratorium period and the protected period resulting from the Notice will end on 3 September 2025 and 3 September 2026 respectively.

I would advise that independent legal advice is sought before any offer of purchase for this property is put forward.

Regards

A handwritten signature in black ink, appearing to read 'H Haines', with a stylized flourish at the end.

Helen Haines
Property Asset Manager