**Appendix B**

**Notice that Land has been included in Torbay Council’s List of Land of Community Value**

Description of Land:

Owner of Land:

Tenant(s) of Land (if any):

Name of nominating body:

Torbay Council has registered the land described above on its List of Assets of Community Value following a nomination by [name of nominating body]. The effect of the land being listed is that if you are or become the freehold owner with no leasehold interest affecting the land which when granted had at least 25 years to run (‘a Qualifying Leasehold Interest’) or if you are a leaseholder with a Qualifying Leasehold Interest there are restrictions on your ability to dispose of your interest which are further described below. If you are the freehold owner or you have a Qualifying Leasehold Interest you are strongly recommended to obtain independent legal advice in respect of the effect of registration on the Council’s List of Assets of Community Value as it places restrictions on your ability to dispose of your interest.

The inclusion of the Land in the list has been registered by the Council as a Local Land Charge and if your interest is affected and your title to the land is registered at the Land Registry a restriction will be applied for, to be registered against the relevant registered title(s). Should you dispose of your interest (or enter into a binding agreement committing you to a disposal on a future date) such disposal or agreement may be ineffective.

If you are or become the freehold owner with no Qualifying Leasehold Interest or you have a Qualifying Leasehold Interest and wish to enter into a ‘relevant disposal’ or enter into a binding agreement to do so you are required to notify XXXX [name of officer or position] at the Council of such intention. A ‘relevant disposal’ is defined in the Localism Act 2011 as being a disposal of the freehold with vacant possession or a grant or an assignment of a lease with vacant possession which when granted has or had at least 25 years to run. The Council will advertise your intention and should a community interest group notify the Council of their wish to be treated as a potential bidder within 6 weeks of you notifying the Council, then a period of 6 months must pass before you can dispose of your interest to anyone other than a community interest group. The Council will notify you of any notice it receives from a community interest group indicating that they wish to be treated as a potential bidder. If you receive no such notification from the Council then you may dispose of your interest to anyone after the end of the period commencing 6 weeks from you notifying the Council of your intention to dispose. For so long as the Land in which you have an interest is included on the Council’s List of Assets of Community Value the disposal of your interest must take place within 18 months of your notifying the Council of your intention to dispose of your interest.

If you are the freehold owner and there is no Qualifying Leasehold Interest or you have a Qualifying Leasehold and you consider that you have incurred loss or expense that you would not have incurred but for the land in question being included in the Council’s List of Assets of Community Value you may be entitled to compensation. If you consider you are entitled to compensation you should contact XXXX at the Town Hall, Castle Circus, Torquay TQ1 4DD.

If on the date of this notice you are the freehold owner and there is no Qualifying Leasehold Interest or you have a Qualifying Leasehold Interest affected by the registration of the Land on the Council’s List of Assets of Community Value you may request for a review of the Council’s decision to include the Land on the List of Assets of Community Value by writing to [name of officer] at the Town Hall, Castle Circus, Torquay TQ1 4DD. You have 8 weeks from the date of this Notice to oblige the Council to carry out a review. Any review shall be carried out in accordance with Schedule 2 of The Assets of Community Value (England) Regulations 2012.

Date of Notice:.....................................