

Land Owner Wants to Sell

Inform Head of Community Services, Comms & Legal. Keep informed with the progress.

Owner writes to NWLDC Community Focus team to give intention of selling

Letter 6

Check if an exempt disposal. If exempt then no further action can be taken

If not exempt, proceed

NWLDC write to the Community Group advising so

Letter 7

NWLDC place notice on the site saying land to be sold

SITE NOTICE

Notify the ward member and if applicable parish council

No intentions for bids after 6 weeks

The original community group or another community group now have 6 weeks to decide whether they want to bid

Don't need to detail the actual bid just that they intend to. There is also no obligation to make a further bid and the Community have no right to the land over another potential purchaser

END
Land owner free to sell land. If doesn't sell can sell without problem for 18 months from the original notification. If 18 month grace period ends – Part 2 starts again.

Community Group(s) make known an intention to bid

Letter 9

If the land owner decides to sell to a community group, can do it within the 6 months. Don't have to wait

The group(s) now have 6 months from the original notification to the council from the landowner to place their actual bids
After 6 months:

No actual bids made

If sold, NWLDC need to remove land from ACV list, remove local land charge and also apply to Land Registry to remove the restriction that was entered onto the title

Community Group(s) make a bid. Landowner chooses whether to accept:

Community Group Bid

Private Bid

No Bid

END
Land owner sells land to the community group

END
Land owner sells land to the Private Bidder

END
Land owner free to keep on market and sell without problem for one year after the 6 months has ended . If one year grace period ends –Part 2 process starts again

Providing full compliance with the above, NWLDC need to remove land from ACV list, local land charge and also apply to Land Registry to remove the restriction that was entered onto the title

Disposal of ACV Timeline

