

# Community Right to Bid Moratorium Notice



## THE KINGSBRIDGE INN, TOTNES

The Kingsbridge Inn, Totnes is designated an Asset of Community Value, under the Localism Act 2011, following a successful nomination from St Mary's Totnes Heritage Trust.

In accordance with the requirements of Section 95 of the Localism Act 2011, South Hams District Council received notification from the current owner that the above asset is to be disposed of through a freehold sale. This notification was received on 16<sup>th</sup> June 2026 and follows the expiry of the first 18-month protection period.

This has set in place a series of second moratorium timescales on the sale of the asset:

Moratorium	End Dates	Description
Interim Moratorium (6 weeks)	28 <sup>th</sup> July 2026	During this period a valid community group may request in writing to the District 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 to whomever they choose and at whatever price.
Full Moratorium (6 months from notification of sale)	16 <sup>th</sup> December 2026	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 to whomever they choose and at whatever price.
Protection Period	16 <sup>th</sup> December 2027	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: **The Community Team, South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE**, or preferably by email [community@swdevon.gov.uk](mailto:community@swdevon.gov.uk) by the 28<sup>th</sup> July 2026.

**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 South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998.