

Register of Assets of Community Value



Updated 19/11/19

Name and address of Property	Nominator	Date Listed	Date of statutory removal from List (after 5 years)	Date of Notice of Intention to Sell	End of Initial Moratorium (6 weeks after date of notice to sell)	End of Full Moratorium (6 months after date of notice to sell)	End of Protected Period (18 months after date of notice to sell)
The Fox and Goose Public House, The Street, Greywell, RG29 1BY	Greywell Parish Council	10 September 2014	10 September 2019				
The Barley Mow Public House, The Hurst Winchfield, RG27 8DE	Winchfield Parish Council	14 April 2015					
The 'Cricket Green' , The Hurst, Winchfield, RG28 8DE	Winchfield Parish Council	14 April 2015					

The Waggon and Horses, High Street, Hartley Wintney RG27 8NY	Mr S Tallent as representative of a unincorporated local group	5 June 2015					
Crookham Street Social Club, The Street, Crookham Village, Fleet, GU51 5SJ	Crookham Village Parish Council	24 November 2015					
The Fox and Hounds Public House, 71 Crookham Road, Church Crookham, GU51 3NP	Fleet and Church Crookham Society	24 February 2016					
The Oatsheaf, 2 Crookham Road, Fleet, GU51 5DR	Fleet and Church Crookham Society	24 February 2016					

The Old Emporium, 271 Fleet Road, Fleet, GU51 3QW	Fleet and Church Crookham Society	24 February 2016					
The WI Hall, The Street, Crookham Village, GU51 5SJ	Crookham Village Parish Council	9 August 2016					
The Prince of Wales Public House, 77 Reading Road South, Fleet, GU52 7SY	Fleet and Church Crookham Society	19 December 2016					

The Black Horse Public House, The Street, Crookham Village, GU51 5SJ	Crookham Village Parish Council	10 February 2017					
The Falkners Arms Public House, Falkners Close, Fleet, GU51 2XF	Fleet and Church Crookham Society	3 April 2017					
The Cross Barn, Palace Gate Farm, Odiham, RG29 1JX	Odiham Parish Council	14 September 2018					
North Warnborough Village Hall, Priors Corner, Dunleys Hill, Odiham, RG29 1EA	Odiham Parish Council	6 November 2018					
The Baker Hall, Odiham, Hampshire, RG29 1NE	Odiham Parish Council	26 November 2018					
The Bridewell, The Bury, Odiham, RG29 1NB	Odiham Parish Council	10 June 2019					
Crookham Village Stores Ravenscross The Street Crookham Village Fleet GU51 5SG	Crookham Village Parish Council	15 August 2019		28/08/19	9/10/19	Not triggered	28/2/2021
The Windmill Inn, Church Lane, Ewshot,	Ewshot Parish Council	19 November 2019					

GU10 5BJ ¹							
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Expressions of Interest Details

Name of Asset	Number of Expressions of Interest received	Community Groups that have submitted an expression of interest and will be treated as a potential bidder

¹ Previously listed 10 September 2014, and re-listed following an application after the 5 year expiry period.

List of land nominated by unsuccessful community nominations

Name and address of Property	Nominator	Date Decision made	Reason for not including within list
The Highwayman Inn, Monteagle Lane, Yateley, GU46 6LU	Surrey and Hampshire Pub Protection Group	6 January 2015	Following notification of the application to the owner of the premises evidence was submitted to the local authority on behalf of the owner of the premises by an expert witness. This showed that it is not realistic to think that the building can continue in a way so as to further (whether or not in the same way) the social wellbeing or social interests of the local community in the longer term.
'Church Meadow', Winchfield,	Winchfield Parish Council via Neighbourhood Plan Group	1 April 2015	<p>'Church Meadow' is located to the south west of the Church in Winchfield. It consists of a flat, open field. The application asserts that it is of community value in that it is the site of the Winchfield Festival for a week every two years.</p> <p>The definition of an ACV is that is the "actual current use ... that is not ancillary". This logically means that the community use must be the primary use of the land. Here the primary use of the land is as an agricultural field with the community use being at one week every two years ancillary to that use.</p> <p>While in that ancillary use it provides a 'social function' this is considered as a matter of fact and degree not to comply with the requirements in the Act and consequently should not be included within the list of Assets of Community Value.</p>

Name and address of Property	Nominator	Date Decision made	Reason for not including within list
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<p>Part of CL131 Zephon Common Zephon Common Lane Crookham Village</p>	<p>Crookham Village Parish Council</p>	<p>31 August 2016</p>	<p>The site forms a part of Zephon Common. The applicants identified that the land had been fenced and cultivated as part of the grounds of the curtilage of the current landowner at Riverside Cottage.</p> <p>The Assets of Community Regulations exclude some categories from listing. This includes residential property.</p> <p><i>“There are some categories of assets that are excluded from listing. The principal one is residential property. This includes gardens, outbuildings and other associated land, including land that it is reasonable to consider as part of the land with the residence where it is separated from it only by a road, railway line, river or canal where they are in the same ownership as the associated residence.”</i></p> <p>The land that is nominated, forms part of the curtilage of Riverside Cottage and is in a single ownership. The relevant Land Charge titles have confirmed this ownership.</p> <p>The land is therefore excluded under Schedule 1 to the Regulations.</p>
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Name and address of Property	Nominator	Date Decision made	Reason for not including within list
Part of the Deer Park, Odiham, Hampshire	Odiham Parish Council	13 May 2019	<p>The Deer Park is located in Odiham and is farmland that adjoins both the boundaries of Odiham and North Warnborough. The application indicated that it was accessible to the community via a number of gated entrances, with a network of footpaths that cross and circumnavigate the land with recreational value to walkers and that walkers, and especially those with dogs had been able to walk freely over much of the area.</p> <p>The applicant stated in the application that they had 'no empirical evidence to support usage levels for the land referred to as the Deer Park in their submission but recognised that the land was identified as having particular significance to members of the community'. The applicant further indicated that the Deer park 'fosters social wellbeing and social and cultural interests' but no evidence was provided to support this. The definition of an Asset of Community Value is that the 'actual current usethat is not ancillary'. The primary use of the land is considered to be farmland. Whether the community use is 'ancillary' or not will depend on a number of factors relating to, for example levels and frequency of usage, and the nature of the connection with the local community.</p> <p>From the information submitted it is not clear that the community use is a significant use in its own right in this context, and not subsidiary to the use as grazing land. There is currently insufficient evidence provided to demonstrate this.</p>