

Eden District Council Herdwick Inn, Penruddock

Eden District Council has received a notice in writing from the owner of the Herdwick Inn, Penruddock, Penrith, Cumbria, CA11 0QU, that Marston's Pubs Limited wishes to enter into a transaction to dispose of the land known as Herdwick Inn, Penruddock.

Herdwick Inn, Penruddock is included on the list of Assets of Community Value which is maintained by Eden District Council. Under the Localism Act, 2011 there is a moratorium on disposing of land which is listed as an Asset of Community Value. Under the Act a person can only enter into what is termed 'relevant disposal of the land' if three conditions are met. The three conditions are:

Condition 1: That the owner has notified the Council in writing of that person's wish to enter into a relevant disposal of land.

Condition 2: That either:

- i) what is termed the interim moratorium period has ended without the local authority (Eden District Council) having received during that period a written request from a community interest group for that group to be treated as a potential bidder in relation to the land; or
- ii) the full moratorium period has ended.

Condition 3: That the protected period has not ended.

In accordance with Section 97 of the Localism Act, 2011, the Council must publicise the receipt of notices and the various periods which relate to the preconditions.

Eden District Council received notification that the owner intended to enter into a relevant disposal of land on 12 September 2019.

The interim moratorium ends on 24 October 2019.

The full moratorium period ends on 12 March 2020.

The protected period ends on 12 March 2021.

Written notice of the above matter has been given to the person who made the nomination on behalf of the community interest group.

Dated this sixteenth day of September 2019.

Matthew Neal

Director of Corporate Services

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