## **East Devon District Council**

Community Right to Bid

List of Assets of Community Value

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Reference:	Nominated Asset	Address of Asset	Nominating Group	Date Listed	Date notified of sale	Interim moratorium ends (6 weeks)	Full moratorium triggered (Y/N)	Full moratorium ends (6 months)	Date remove from list (5 Years)
<del>CA003</del> See CA043	Kings Arms Inn	Stockland Honiton EX14 9BS	Stockland Parish Council	<del>9 Aug 13</del>	<del>9 Aug 13</del>	<del>20 Sep 13</del>	Yes	8 February 2014	Re nominated CA043 and now owned by the community
CA004	The Red Lion	Fore Street Sidbury EX10 0SD	Save The Red Lion Campaign	<del>11 Sep 13</del>					10 September 2018 Removed from list
<del>CA006</del>	Land at Glenview	Land at Glenview Honiton	Honiton Town Council	<del>31 Oct 13</del>					Removed as of 30 October 2018
CA007	Harpford Hall	Lower Way Harpford EX10 0NQ	Newton Poppleford and Harpford Parish Council.	8 July 14	8 July 14	18 August 14	Yes	10 January 2015	Now owned by the community.
<del>CA008</del>	Glebe Field	Glebe Field Woodbury Salterton	Woodbury Salterton Residents Association	<del>17 July 14</del>					Removed and unsuccessful on re nomination. See CA047
<del>CA010</del>	Youth Club	Station Youth Club Exeter Road Ottery St Mary	Ottery St Mary Town Council	15 August 14					14 August 2019 Removed from listing. Now owned by OSM Town Council
CA013	The George Inn	Chardstock Axminster EX13-7BX	Chardstock Parish Council	14 April 15					Removed and placed on the unsuccessful list CA049



Potters Market	McColl's West hill Road West Hill EX11 1TY	Ottery St Mary Town Council – Now (West Hill Parish Council)	<del>30 April 2015</del>					Re nominated and listed under: CA048
<del>Stoke Canon</del> Inn	Stoke Canon Exeter EX5-4AR	Stoke Canon Parish Council	8 May 2015	<del>5 May 17</del>	15 June 17	Yes	4 <del>'November 2017</del>	7 May 2020 Removed from listing and not re nominated
Aylesbeare Inn	Aylesbeare Exeter EX5-2BY	Aylesbeare Parish Council	<del>2 June 2015</del>					Pub demolished and new one built , but not nominated
Britannia Inn	24 Knowle Village Knowle, Budleigh Salterton EX9 6AL	Knowle Village Consortium	31 July 2015					30 <sup>th</sup> July 2020 Removed from listing and not re nominated
<del>Yarcombe Inn</del>	Yarcombe Inn Yarcombe Honiton EX14 9BD	Yarcombe Parish Council	2 <sup>nd</sup> September 2015	<del>18 May 2017</del>	<del>29 June 2017</del>	Yes	17 <sup>th</sup> November 2017	Re nominated and approved for listing on 9 September 2020. See entry CA051
Feniton playing fields	Station Road Feniton EX14 3DF	Feniton Parish Council	<del>15 March 2016</del>					Re nominated and approved 23 Jun 21. See entry CA053
The Old Inn	Hawkchurch Axminster EX13 5XD	Hawkchurch Parish Council	<del>25 April 2016</del>	26 <sup>th</sup> -May 2016	7 <sup>#</sup> -July 2016	Yes	25 November 2016 Community could not raise the capital required. Still owned and being run as before.	24 <sup>th</sup> -April 2021 Removed from listing
The Glen	Land adjacent to Footpath and Millennium Green Parsonage Lane Honiton EX14 9TF	Honiton Town Council	<del>30 June 2016</del>	6 September 2016	<del>17 October</del> <del>2016</del>	Yes	<del>29 December 2016</del>	<del>29 June 2021</del> Removed from listing
The White Hart	Church Stile Lane Woodbury EX5 1HN	Exeter and East Devon CAMRA	<del>12 October</del> <del>2016</del>					11 October 2021 Removed from listing
	Stoke Canon   Stoke Canon   Aylesbeare Inn   Britannia Inn   Yarcombe Inn   Yarcombe Inn   Feniton playing   fields   The Old Inn   The Glen	Weet hill Road West Hill EX11.1TYStoke Canon InnStoke Canon Exetor EX5.4ARAylesbeare Inn Aylesbeare Exeter Ex5.2BYAylesbeare Inn Exeter Ex5.2BYBritannia Inn24 Knowle Village Knowle, Budleigh Salterton EX9.6ALYarcombe Inn Yarcombe Inn Yarcombe Honiton EX14.9BDFeniton playing fieldsStation Road Feniton EX14.9BDThe Old InnHawkchurch Axminster EX13.5XDThe GlenLand adjacent to Footpath and Millonnium Green Parsonage Lane Honiton EX14.9TFThe White HartChurch Stile Lane Woodbury	West hill.Road West Hill EX11-1TY     Council       Stoke-Canon Inn     Stoke-Canon Exeter EX5-4AR     Stoke-Canon Parish Council       Aylesbeare Inn Inn     Aylesbeare Exeter Exter Exter     Aylesbeare Parish Council       Britannia Inn     24 Knowle Village Knowle, Budleigh Salterton EX9 6AL     Knowle Village Consortium       Yarcombe Inn Yarcombe Inn Yarcombe Inn Yarcombe Ex14-9BD     Yarcombe Parish Council       Feniton playing fields     Station Road Feniton EX14-3DF     Feniton Parish Council       The Old Inn     Hawkchurch Axminster EX13-5XD     Hawkchurch Parish Council       The Glen     Land adjacent to Footpath and Millennium Green Honiton EX14-9TF     Honiton Town Council       The White Hart     Church Stile-Lane Weedbury     Exeter and East Devon	West-hill Road West-Hill EX11-1TYCouncil-Now (West Hill Parish Council)30 April-2015Stoke-Canon InnStoke Canon Exeter EX5-4ARStoke Canon Parish Council8-May-2015Aylesbeare Inn Exeter EX5-2BYAylesbeare Parish Council2-June-2015Britannia-Inn24-Knowle-Village Roowle, Budleigh Satterton EX9-6ALKnowle Village Consortium31-July-2015Yarcombe-Inn Yarcombe-Inn Yarcombe-Inn Yarcombe-Inn Yarcombe-Inn Parish Council21-June-20152 <sup>nd</sup> September 2015Feniton-playing fieldsStation Road Feniton EX14-3DFFeniton Parish Council15-March 2016The Old-InnLand adjacent to Footpath and Millennium Green Parsonage Lane Honiton EX14-9TFHoniton Town Council30-June-2016 20-June-2016The White HartChurch Stile Lane WeodburyExeter and East Devon CAMRA12-October 20-Gobber	West-hill Road West-Hill EX11-1TYCouncil - Now (West Hill Parish-Council)30 April 2015Stoke Canon InnStoke Canon Exster 	West-Hill Read West-Hill Parish-Council)Gourneill-Moir (West Hill Parish-Council)30-April 2015Image: Council 2015Stoke-Canon InnStoke-Canon ExS-LARStoke-Canon Parish-Council8-May 20155-May 4715-June 47Aylesbeare-Inn ExS-LARAylesbeare Parish-Council2-June 20165-May 4715-June 47Aylesbeare-Inn ExS-S2BYAylesbeare Parish-Council2-June 20165-May 4715-June 47Britannia-Inn Exitantia24-Knowle-Village Knowle-Stolegie Satienton EX 9-GALKnowle-Village Consortium31-July 201518-May 201729-June 2017Vareambe-Inn Yareambe-Inn Yareambe-Inn EX 14 9DFYareambe-Parish Council2 <sup>2416</sup> 18-May 201729-June 2017Feniton-playing Feldes Feldes FeldesStation-Road Feniton-Radie EX 14 3DFFeniton-Parish-Council 201615-March 201626"-May 20187"-July 2016The-Old-Inn Hawkchurch Arminaster EX 13 5XDHawkchurch-Parish-Council 201626-April 201626"-May 20167"-July 2016The-Glen Land adjacent-to-Footpath and Millennium Green Paroonge Lano WoolbaryHoniton Town-Council 201630-June 20166-September 201620162016The White-HatChurch-Stile Lane WoolbaryExeter and East Devon 201612 October201620162016	Week Hill Road Week Hill PariehCouncil Now (Week Hill Parieh Council)30 April 2015IntelStake-Canon InnStake-Canon Exeter Exeter Exeter Exeter ExeterStake-Canon Parish Council8 May-20155 May-1715 June 17YeesAylesbeare Inn Exeter Exeter Exeter Exeter ExeterAylesbeare Parish Council2 June-20155 May-1715 June 17YeesBritannia-Inn 24 Knowle-Village Exeter Exeter Exeter Exeter ExeterAylesbeare Parish Council31 July-20155 May-1715 June 17YeesVarcombe Inn Yarcombe Inn Exet + 8EDConsortium Council31 July-201518 May-201720 June-2017YeeVarcombe Inn Yarcombe Inn Exet + 8EDYarcombe Parish Council201618 May-201720 June-2017YeeFeniton Exet + 8EDFeniton Exet + 8EDFeniton Parish Council Council16 March 201620 June-2017YeeThe Old Inn Hawkchurch Parison paries Exet + 8EDHawkchurch Parish Council26 April 201626th May-20167th July-2016YeeThe Old Inn Hawkchurch Parison paries Exet + 8EDHawkchurch Parish Council26 April 201626th May-20167th July-2016YeeThe Old Inn Hawkchurch Parison paries Exet + 8EDHawkchurch Parish Council26 April 201626th May-20167th July-2016YeeThe Old Inn Honitas Exet + 9EDLand-adjacent to Foespath Honitas Exet + 9EDHeniton-Town-Council20 June-20165th Council </td <td>Weekhill Road Waekhill Road Waekhill Road Waekhill Road Waekhill Road Musekhill Road Inn       Stake Canon Externation State Externation State       Stake Canon Parish Council       30-April 2015       Isour 17       Yes       4 November 2017         Aylesbeare Im Externation       Aylesbeare Externation       Aylesbeare Parish Council       2 June 2015       5 May 17       15 June 17       Yes       4 November 2017         Aylesbeare Im Externation       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Yes       25 November 2017         The Old Inn       Hawkchurch Austriated Externation       Featon Parish Council       16 Mary 2016       7 <sup>h</sup> July 2016       Yes       25 November 2016         The Old Inn       Land adjacent to Footpath Externation Externation Externation Externation Externation Externation Externation Externation       Hawkchurch Parish Council       20 June 2016

CA028	Recycling in Ottery	Old Station Yard St Saviours Deport Ottery St Mary EX11 1RE	Ottery Town Council	28 November 2016					Now owned by the Town Council as of 3rd April 2015
<del>CA029</del>	Playing Ground and field	<del>Village Way</del> Aylesbeare Exeter	Aylesbeare Parish Council	8 December 2016					7 December 2021 Removed from listing
CA030	The Cannon Inn	High Street Newton Poppleford Sidmouth EX10-0DW	East Devon & Exeter CAMRA	<del>19 December 2016</del>					19 <sup>th</sup> -December 2021 Removed from listing
CA031	Clyst St Mary Village Hall	Clyst St Mary Village Hall The Village Clyst St Mary Exeter EX5 1AA	Bishops Clyst Parish Council	27 <sup>th</sup> -February 2017					26 <sup>th</sup> February 2022 Removed from listing
CA032	Beer Social Club	Berry Hill Beer EX12 3JP	Beer Parish Council	17 <sup>th</sup> -March <del>2017</del>	<del>3 April 2017</del>	<del>14 May 2017</del>	Yes	3 <sup>rd</sup> -October 2017	Sold to local community for social/affordable housing
CA033	Rethink Building + Pottery buildings and courtyard/patio	The Pottery c/o Rethink 2 Meeting Street Exmouth Devon EX8 1LN	Exmouth Ceramic Group	4 <sup>th</sup> -May 2017					September 2018 Passed back to DCC under prior legal agreement with RETHINK
CA025	The Half Moon Inn	<del>Clyst St Mary</del> <del>Exetor</del> <del>EX5 1BR</del>	Broadclyst Parish Council	20 <sup>th</sup> -May 2017					19 <sup>th</sup> -May 2022 Removed from listing
<del>CA03</del> 4	Six Bells Inn	Payhembury Honiton EX14 3HR	Payhembury Parish Council	26 <sup>th</sup> -June 2017					<del>25<sup>th</sup> June 2022</del> Removed from Listing
<del>CA035</del>	Playing field	Payhembury playing field (adjacent to St Mary's church) Church Lane Payhembury	Payhembury Parish Council	28 <sup>th</sup> -March 2018					27 <sup>th</sup> -March 2023
<del>CA036</del> See CA056	<del>New Fountain</del> I <del>nn</del>	Church Road Whimple EX5 2TA	Whimple Historical Society	5 <sup>th</sup> -February <del>2018</del>					4 <sup>th</sup> February 2023 Removed from Register See CA056

<del>CA037</del>	<del>Diggers Rest</del> Inn	Woodbury Salterton Exeter EX5 1PQ	Woodbury Salterton Residents Association	30 <sup>th</sup> January 2018					<del>29<sup>th</sup> January 2023</del> Removed from listing
<del>CA043</del>	Kings Arms Inn	Stockland Honiton EX14 9BS	Stockland Parish Council	11 <sup>th</sup> September 2018					10 <sup>th</sup> September 2023 Now owned by the community
CA044	Trevelyan Building	Fore Street Seaton EX12 2AN	Seaton Town Council	26 <sup>th</sup> September 2018					25 <sup>th</sup> September 2023
<del>CA046</del>	Land at Glen View	Land at Glen View Honiton	Honiton Town Council	4 <sup>th</sup> -February 2019					3 <sup>rd</sup> February 2024
CA048	McColls Site	Potters Country Market, West Hill Road, West Hill EXII ITY	West Hill Parish Council	28 <sup>th</sup> April 2020					27 <sup>th</sup> April 2025
CA050	Broad Oak Plantation	Broad Oak Plantation Lower Board Oak Road West Hill	West Hill Parish Council	25 <sup>th</sup> August 2020					24 <sup>th</sup> August 2025
CA051	Yarcombe Inn	Yarcombe Inn Yarcombe Honiton EX14 9BD	Yarcombe Parish Council	9 <sup>th</sup> September 2020					8 <sup>th</sup> September 2025
CA052	Methodist Hall	Chapel Road Lympstone Nr Exmouth EX8 5ER	Lympstone Parish Council	15 February 2021	20 Sep 21	2 November 21	Yes	21 March 2022	14 February 2026
CA053	Feniton playing fields	Station Road Feniton EX14 3DF	Feniton Parish Council	14 May 2021					22 June 2026
CA054	The George Inn	Chardstock Axminster EX13 7BX	Chardstock Parish Council	8 July 2021					7 July 2026

CA056	New Fountain Inn	Church Road Whimple EX5 2TA	Friends of the Fountain Inn	21 Mar 2023			20 March 2028
CA057	Seaton Hospital	Valley View Seaton Devon EX12 2UU	Seaton & District Hospital League of Friends	28 Jan 2024			27 January 2029

UNSUCCI	ESSFUL NOMINAT	IONS			
Reference	Nominated Asset	Address of Asset	Nominating Group	Date of Decision	Reason for unsuccessful nomination
CA001	Magistrates Court	Lyme Close Axminster	Axminster Town Council	25 June 2013	The principle use of the land neithe social wellbeing or cultural, recreati community. It does not therefore me 2011 to be eligible for listing.
CA002	Police Station	Lyme Close Axminster	Axminster Town Council	25 June 2013	The principle use of the land neithe social wellbeing or cultural, recreati community. It does not therefore me 2011 to be eligible for listing.
CA005	Magistrates Court	Dowell Street Honiton	Honiton Community Church Trust	22 August 2013	The principle use of the land neithe social wellbeing or cultural, recreati community. It does not therefore me 2011 to be eligible for listing.
CA009	Winslade Park	Winslade Park Clyst St Mary	Bishop Clyst Parish Council	15 August 2014	In this case, the land is an ancillary of the Act and it is also restricted by access. Under the Act the nominat asset in the past or for the foreseea
CA010	Methodist Church	Methodist Church Tower Street Exmouth	Centre Stage Exmouth	11 August 2014	The site and building does not fall in s88 of the Localism Act and therefore
CA011	St Saviours	Devon County Council Social Services (St Saviours)	Ottery St Mary Town Council	15 August 2014	The building or its use does not enh interests of the residents of OSM no reasons the site and building nomin Community Asset under s88 of the listed.
CA012	Methodist Church	Tower Street Exmouth EX8 1NT	Centre Stage	11 August 2014	The building or its use does not enhibit interests of the residents of Exmount reasons the site and building nomine Community Asset under s88 of the listed.
CA016	Knowle Park	Knowle Park Sidmouth EX10 8HL	Knowle Residents Association	18 May 2015	<ul> <li>(a)an actual current use of the build ancillary use furthers the social well community, and</li> <li>(b) it is realistic to think that there can building or other land which will furt social wellbeing or social interests of</li> </ul>
CA020	Axminster Hospital	Chard road Axminster EX13 5DU	Axminster Town Council	17 <sup>th</sup> September 2015	However, if the hospital was closed Council would certainly not have the form. The listing of this asset would inevitable outcome for no good reas

ther now, nor in the recent past, furthers the eational or sporting interests of the local e meet the criteria set out in the Localism Act

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ary use to the buildings so falls outside s88(1)(a) I by private land on all side with no direct public nated asset does not constitute a community eeable future.

all into the category of a Community Asset under refore should not be listed.

enhance for the social wellbeing or social A now or the foreseeable future. For these minated does not fall into the category of a the Localism Act and therefore should not be

enhance for the social wellbeing or social nouth now or the foreseeable future. For these minated does not fall into the category of a the Localism Act and therefore should not be

uilding or other land that is not an vellbeing or social interests of the local

e can continue to be non-ancillary use of the further (whether or not in the same way) the ts of the local community.

sed and placed on the open market, the Town the resources to purchase or run it in its current ould serve no purpose and only delay the reason.

CA024	St John's Court	St Johns Road Exmouth EX8 4DD	Save St John's Court Project Group	7th July 2016	The main use of the property is officent considered as furthering the social however, this does not come within
CA038	Harbour View Cafe	Queen's Drive, Exmouth Devon EX8 2AY	Save Exmouth Seafront	6th May 2018	The facility is not unique in its posit there are 9 other eating/drinking es The Point at the marina to Foxholes Harbour View are dog friendly and all View is very much at the more affo is in one, if not the prime commerc as there are numerous other comp social wellbeing and interest of the
CA039	Exmouth Fun Park	Land at Queens Drive (east of Ocean Building) Exmouth EX8 2AY	Save Exmouth Seafront	6th May 2018	The function of the Fun Park was a considered as furthering the social however, due to the age/size limita all inclusive to the community as it There are now improved and inclus community in the very near vicinity it was used for another purpose, it community.
CA040	Seaton Hospital	Valley View Close, Seaton, Devon, EX12 2UU	Seaton Town Council	16 <sup>th</sup> October 2018	The main use of the property is the as furthering the social wellbeing of this does not come within the scope to the Localism Act, states: "Every town, village or neighbourhed that play a vital role in local life. The libraries, swimming pools, village s would not be the same without ther private use, it can be a real loss to In this case the nominated asset of Asset under s88 of the Localism Act
CA041	Honiton Hospital	Marlpits Lane, Honiton EX14 2DE	Honiton Town Council	30 July 2017	The main use of the property is the as furthering the social wellbeing o this does not come within the scope to the Localism Act, states: "Every town, village or neighbourhor that play a vital role in local life. The libraries, swimming pools, village s would not be the same without ther private use, it can be a real loss to In this case the nominated asset of Asset under s88 of the Localism Act
CA042	Ottery St Mary Hospital	Keegan Close, Ottery St Mary,	OSM Town Council	14 August 2018	The main use of the property is the as furthering the social wellbeing o this does not come within the scop

offices and the 'care element' which may be al wellbeing or social interest of the community, hin the scope of the Localism Act.

sition as the only café within the sea front as establishments along its length, ranging from les café and the Premier Inn café. Many like the all are in a better decorative order. The Harbour fordable end of the market that said, its location rcial position on the sea front. It is not unique nparable café establishments which further the ne local community and visitors alike.

s a children's play area which may be al wellbeing or social interest of the community, itations of the facilities at the fun park it was not it only catered for young children. Iusive areas for a wider spectrum of the ty. If the former fun park site were to be sold or it would not be to the detriment of the local

he 'care element' which may be considered or social interest of the community, however, ope of the Localism Act. A plain English guide

hood is home to buildings or amenities They might include community centres, shops, markets or pubs. Local life hem, and if they are closed or sold into to the community."

t does not fall into the category of a Community Act and therefore should not be listed.

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		EX11 1DN			to the Localism Act, states:
					"Every town, village or neighbourh that play a vital role in local life. Th libraries, swimming pools, village s would not be the same without the private use, it can be a real loss to
					In this case the nominated asset of Asset under s88 of the Localism A
CA045	West Hill School Playing Field	Land at Beech Park, West Hill EX11 1UQ	West Hill Parish Council	10 December 2018	The current status of the land prec regular use by the wider communit social wellbeing or social interests The Judge and Chamber Presiden category of land sits in his opinion
					decision to list the land. The school and a number of other reasons who not likely to be for the future whilst
					The land is not used for the social community and for that reason, I c listed as an Asset of Community V unsuccessful nominated Assets of
C047	Glebe Field	Glebe Field Woodbury Salterton	Woodbury Salterton Residents Association	3 October 2019	This area of land does not enhanc using the area and the site nomina Community Asset under s88 of the listed.
CA049	The George Inn	Chardstock Axminster EX13 7BX		25 <sup>th</sup> August 2020	There is little evidence that the Ge more than just being a licenced es by previously mentioned groups ar gatherings. The owners have state partly due to the tenants, the use of decline in rural pub trade locally ar The judge in the first tier tribunal of Borough Council highlighted the fa
					last in the area it was not the hub of This has been reinforced by the de West and Chester Council and and Upper Tribunal confirmed that "The within the listing provisions of the 2 a pub and thus must be listed is no Act, which was enacted to protect an asset without which community
CA055	Cattle Market	Silver Street Honiton	Honiton Town Council	4 February 2022	Section 88(1) of the 2011 Act will r used for its intended purpose.

They might include community centres, e shops, markets or pubs. Local life nem, and if they are closed or sold into to the community."

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eclude the land from being listed, it is not in hity and the occasional use does not fulfil the ts of the local community.

ents decision made it quite clear where this on and over turned the district authority's nool's head, has outlined for child safe guarding why the land is not used by the community and st under ownership of the school.

al wellbeing or social interests of the local confirm that the nominated asset should not be Value and will be added to the Council's list of of Community Value.

nce the amenity and social wellbeing of those nated does not fall into the category of a ne Localism Act and therefore should not be

George Inn is the hub of the village and used for establishment. The Village Hall is very well used and provides the hub for meetings and other ated in the past few years trade has dwindled, of the village hall, but also due the general and nationally.

of Hawthorne Leisure Ltd v Bracknell Forest fact that just because the public house was the of the community.

decision in Admiral Taverns Ltd. V Cheshire nother ([2018] UKUT 15 (AAC)) in which the here was no presumption that a pub came 2011 Act...". Simply stating that the property is not an accurate or equitable use of the 2011 ct communities who were (or are) at risk of losing ty social wellbeing would be damaged

not apply as the Property is not currently being

	Section 88 (2) (a) (b) states: a b that is not land of community value community value if in the opinion of
	(a) there is a time in the or other and that was not an interests of the local commu
	(b) it is realistic to think there could be non-ancillary further (whether or not in the social interests of the local or

a building or other land in a local authority's area ue as a result of subsection (1) is land of of the local authority—

ne recent past when an actual use of the building an ancillary use furthered the social wellbeing or munity, and

It that there is a time in the next five years when ary use of the building or other land that would the same way as before) the social wellbeing or al community.