

# **BARCHESTON REACH, LONDON ROAD, SHIPSTON-ON-STOUR**

## **CONDITIONS RELATING TO LOCAL MARKET HOMES**

### **PLOTS 1-3**

1. For a period of 12 weeks from a local market house being put on the market for sale, it can only be sold to a member or members of a Qualifying Household.
2. A Qualifying Household is a single household that includes at least one member who benefits from a Local Connection. A single household can be made up of one or more persons.
3. A person will benefit from a Local Connection if they satisfy any one or more of the following criteria:
  - Born in Shipston-on-Stour parish or born to parent(s) who were ordinarily resident in the Parish at the time of the birth.
  - Currently lives in Shipston-on-Stour parish and has done so for at least the past 12 months.
  - Used to live in Shipston-on-Stour parish and did so for a period of not less than 3 years.
  - Currently works in Shipston-on-Stour parish and has done so for at least the past 12 months for an average of not less than 16 hours per week.
  - Currently has a close family member (mother, father, brother, sister, son, daughter) living in Shipston-on-Stour parish and who has done so for a continuous period of not less than 3 years.
4. If a local market house is continuously marketed for a period of not less than 12 weeks but remains unsold the property can be offered for sale to any purchaser regardless of whether they are a member of a Qualifying Household.
5. On subsequent re-sales of each local market house, the above procedures also apply i.e. the dwelling can only be sold to a member or members of a Qualifying Household for the first 12 weeks of the property coming onto the market.
6. The local market house must be marketed at a price which is the average of 2 independent valuations of the property undertaken by a suitably qualified valuer. The valuers can be the selling agents, provided they have at least 10 years of experience valuing houses within a 15 mile radius of the property.
7. A similar procedure is applicable to lettings of local market houses i.e. for the first 12 weeks of the property being marketed as available to let, it can only be let to a member or members of a Qualifying Household. Thereafter, if the property remains un-let it can be let to anybody irrespective of whether they are a member of a Qualifying Household.

The above criteria are governed by A Deed of Agreement dated 06 August 2019 and Supplemental Deed of Agreement dated 14 May 2021 under Section 106 of the Town and Country Planning Act 1990.