

SALTER'S OAK, SPERNAL LANE, GREAT ALNE

CONDITIONS RELATING TO LOCAL MARKET HOUSES

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 he /she satisfies any one or more of the following criteria:
He/she was born in the Parish of Great Alne or born to parents who were ordinarily resident in the Parish at the time of the birth.
He/she currently lives in the Parish of Great Alne and has done so for at least the past 12 months.
He/she used to live in the Parish of Great Alne and did so for a period of not less than 3 years.
He/she currently works in the Parish of Great Alne and has done so for at least the past 12 months for an average of not less than 16 hours per week.
He/she has a close family member (mother, father, brother, sister, son, daughter) currently living in the Parish of Great Alne 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 25 September 2017 under Section 106 of the Town and Country Planning Act 1990.